

Summary of Engagement and Amendment Recommendations

Section 73(7) of the Planning, Development and
Infrastructure Act

Adelaide Aquatic Centre Code Amendment

By Urban and Regional Planning Solutions (URPS)

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	Name/Title	Date	Signature
Approved by Designated Entity			

1. Purpose

This report has been prepared by URPS on behalf of the Chief Executive, Department for Infrastructure and Transport (the Designated Entity) for consideration by the Minister for Planning (the Minister) in determining whether to adopt the Adelaide Aquatic Centre Code Amendment (the Code Amendment).

The report has been prepared in accordance with Section 73(7) of the *Planning, Development and Infrastructure Act 2016* and Part 6 of Practice Direction 2: Preparation and Amendment of a Designated Instrument (Practice Direction 2). The report includes:

- details of the engagement process undertaken
- a summary of the feedback received
- a response to the feedback including recommended amendments
- an evaluation of the effectiveness of the engagement and whether the principles of the Community Engagement Charter have been achieved.

The report also confirms that engagement has been undertaken in accordance with the Engagement Plan, prepared under part 2(5) of Practice Direction 2.

The report recommends amendments to the proposed Code Amendment in response to the submissions received.

1.1 Role of URPS and the Designated Entity

The URPS Engagement Team has been engaged by the Designated Entity to design, manage and implement a suitable engagement process for the Code Amendment which meets the requirements and guidelines contained in the *Community Engagement Charter* and Practice Direction 2.

URPS has also prepared this report, which has been signed and adopted by the Designated Entity for lodgement with the Minister for Planning.

2. Introduction

The South Australian Government has committed \$80 million to design and build a new Adelaide Aquatic Centre in the northern Park Lands at Pardipardinyilla / Denise Norton Park (Park 2).

The Department for Infrastructure and Transport (DIT) is responsible for the design and construction of this new fit-for purpose centre, working together with the Office for Recreation, Sport and Racing (ORSR) who will operate the facility. The new facility will be owned and operated by the Government of South Australia.

The existing Adelaide Aquatic Centre was purpose built over 50 years ago. The new Adelaide Aquatic Centre is proposed to deliver a fit-for-purpose facility immediately south of the existing facility. The new facility will be accessible to all and is important community infrastructure to ensure South Australian's have quality places for sport and recreation to support their health and wellbeing.

The Adelaide Aquatic Centre Code Amendment (the Code Amendment) is proposing to refine and introduce policy in the Adelaide Park Lands Zone to support the development of the new Adelaide Aquatic Centre.

While the Code allows for the redevelopment of the current Aquatic Centre site, the Code Amendment proposes a clearer policy environment that guides the return of the current site to Park Lands and development of a new multi-purpose Aquatic Centre in a way that results in no net loss of Park Lands.

The Affected Area is a portion of lot 1602 Jeffcott Street, North Adelaide (CR6102/710) as shown below in Figure 1. The Affected Area is in the Adelaide Park Lands Zone and is more commonly referred to as Pardipardinyilla / Denise Norton Park (Park 2). This is the area relevant to the investigations for this Code Amendment.

The Affected Area is surrounded by residential uses on two sides to the north and south with Park Lands to the east and west. The proposal seeks to amend the Code by including a Concept Plan over the whole of the Affected Area, and a Sub Zone over the existing Aquatic Centre site, car parking area and new Aquatic Centre site.

A range of investigations were undertaken to support the Code Amendment including an analysis of traffic, a preliminary tree assessment, flora and fauna environmental report, heritage impact assessment, and an acoustic assessment.

As a result of these investigations, the Code Amendment proposes the following changes and were subject to an engagement process:

1. Introduce 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
2. Introduce a Concept Plan to help guide development and provide 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. Remove policies that refer to the Adelaide Aquatic Centre site that are no longer relevant.

- List some minor and/or temporary works that are required to build the new facility (e.g. temporary fencing and car parking).

Now that the engagement process is completed, we are required to submit this report to the Minister for Planning (or his delegate) on the outcomes of the engagement process, including any recommended amendments. The Minister may then seek the advice of the State Planning Commission before making a determination on whether to approve the Code Amendment with or without changes or to decline to approve the Code Amendment.



Figure 1 Affected Area for the Code Amendment

3. Engagement Approach

URPS on behalf of the Designated Entity prepared an Engagement Plan to apply the principles of the Community Engagement Charter.

A bespoke engagement approach was designed for this Code Amendment in response to the requirements of the Charter and our identification of the stakeholder and their needs. This approach focused on providing multiple points of available information and a series of convenient ways to provide feedback. These were tailored to reach the identified stakeholders most efficiently.

The engagement activities outlined in section 3.3 below occurred as set out in the Engagement Plan and applied the principles of the Community Engagement Charter.

3.1 Purpose of the Engagement

The purpose of engagement was to ensure that nearby residents and key stakeholders such as sporting clubs, peak sporting associations, aquatic centre users, health providers, education providers and communities interested in and/or affected by the proposed Code Amendment were able to provide feedback and influence particular elements of the proposed Code Amendment during the preparation stage, and prior to the finalisation of the Code Amendment.

The engagement period ran for six weeks from Monday 23 January 2022 to Monday 6 March 2023. A total of **304 formal submissions** were received from organisations/groups and the community via the online and hard copy survey (267), email submission (28) and PlanSA portal submission (9). In addition, informal feedback was provided by 101 people at the aquatic centre pop up stand and 15 residents during local door knocking activities. A petition containing 2420 signatures urging the Government to choose a brownfield site was also included as part of a formal submission.

Specifically, the engagement sought to:

- Raise awareness about the Code Amendment.
- Provide information about what is proposed by the Code Amendment including the location of where the proposed changes will apply.
- Allowed community and stakeholders to understand the future development implications that the proposed Code Amendment may facilitate, and any impacts this may have on them.
- Provide the opportunity for stakeholders and community to identify issues and opportunities early, so that they could be considered in the preparation of the Code Amendment.
- Enable stakeholders and the community to provide feedback on the Code Amendment prior to it being finalised and submitted to the State Planning Commission and Minister for Planning.
- Meet statutory requirements as they relate to engagement on a Code Amendment.
- Built relationships and a community of interest to support future activities (i.e. construction) at the site.

3.2 Scope of Influence

Aspects of the Code Amendment which stakeholders and the community can influence are:

- Changes proposed to the Adelaide Park Lands Zone.
- Spatial application and policy content within the new Aquatic Centre Sub Zone.
- The introduction of features and layout of the proposed Concept Plan.

Aspects of the project which stakeholders and the community cannot influence are:

- The creation or amendment of new policy content within the overlays, zones (other than specific changes proposed by this Code Amendment), or general policies contained within the Planning and Design Code that affect other areas of the state
- The expansion of the geographic extent of the Affected Area for the Amendment.

3.3 Engagement Activities

The following engagement activities summarised in Table 1 were undertaken:

Table 1 Engagement and promotion activities

Activity	Description/objectives	Stakeholder
Stakeholder Meetings and One-on-one meetings	<p>URPS and DIT briefed Kadaltilla on the Code Amendment.</p> <p>All landowners, occupiers and stakeholders were invited to contact URPS to convene a one-on-one meeting should they wish to receive further information or discuss their feedback in more detail.</p> <p>Two meetings were requested by Barton Terrace West residents. Meetings were arranged and summary notes were taken to ensure feedback could be considered.</p>	Key Stakeholders, landowners and occupiers within a specified catchment of the affected area
Pop Up Information stand	<p>A pop-up information stand was set up in the foyer of the existing aquatic centre. The stand was staffed at peak times to enable aquatic centre users to speak with project team members. A factsheet, FAQ and hard copy survey were available for people to take home and read.</p> <p><i>There was a total of 101 interactions with the public.</i></p>	Aquatic Centre users
Doorknocking	Properties along Barton Terrace West and Fitzroy Terrace were doorknocked to provide the	Local residents

Activity	Description/objectives	Stakeholder
	<p>opportunity to discuss the proposal and provide any feedback.</p> <p><i>A total of 57 houses were doorknocked and 15 residents spoken with.</i></p>	
Notice on the Affected Area	<p>Posters were placed around the boundary of the Affected Area in Park 2 to advise that a Code Amendment is proposed for the site and provided details on how to give feedback.</p> <p><i>2 posters were displayed in Park 2.</i></p>	All audiences
Mail out to absent owners	<p>A letter and fact sheet were mailed to any property owners not residing/conducting business at the address identified within the catchment area (refer Appendix A). This ensured owners of property near the affected area understood and had the opportunity to provide feedback on the Code Amendment.</p> <p><i>212 absent owners were sent information.</i></p>	Owners of property in proximity of the affected area
Letter to stakeholders	<p>A letter and factsheet were sent electronically to identified stakeholders who had an interest in this Code Amendment.</p> <p>They were also offered the opportunity to meet should they wish to receive further information or discuss their feedback in more detail.</p> <p><i>69 stakeholders were sent information.</i></p>	LGA, Councils, Government Agencies ¹ , utility providers ² , state and federal MPs ³
Online survey	<p>An online survey form was linked to the PlanSA Portal as a more targeted way that feedback could be received about elements of the Code Amendment. This survey also included evaluation questions in line with the Community Engagement Charter.</p> <p><i>A total of 267 survey responses were received.</i></p>	All audiences

¹Government Agencies engaged via letter comprised the Office for Recreation Sport and Racing, Department for Environment and Water and Environment Protection Authority.

² Utility providers engaged via letter comprised Electranet, SA Water, SA Power Networks, Epic Energy.

³ MPs engaged via letter comprised Lucy Hood MP, State Member for Adelaide and Steve Georganas MP, Federal Member for Adelaide.

Activity	Description/objectives	Stakeholder
Online submission form	An online submission form was available through the PlanSA Portal as a method for providing feedback on the Code Amendment. <i>A total of 9 submissions were received via PlanSA.</i>	All audiences
Fact Sheet & FAQ	A plain-English fact sheet and FAQ were prepared that clearly outlined what a Code Amendment is, the changes proposed and how people could provide feedback. The fact sheet and FAQ were available electronically on the PlanSA and DIT websites. Hard copies were available at the Aquatic Centre and distributed to local residents and key stakeholders. The fact sheet also offered for materials to be translated if required. <i>263 residents along Barton Terrace West and Fitzroy Terrace received a copy of the fact sheet and FAQ in their letterbox.</i> <i>No requests for translation of materials were received.</i>	All audiences
Plan SA Portal information	All information relevant to Code Amendment, Engagement and how to provide feedback, including the fact sheet and FAQ were available on the PlanSA Portal.	All audiences
Hard copies of the Code Amendment	Printed hard copies of the Code Amendment were available for reading at the Aquatic Centre, City of Adelaide Council and North Adelaide Library.	All audiences
Phone and email contact	A phone number and dedicated email address was promoted through all correspondence as well as on the fact sheet, to obtain further information. <i>There was a total of 33 emails and 31 phone calls during the engagement period.</i>	All audiences
Hard copy mail address	A hard copy mail address was promoted through all correspondence and the fact sheet as a way that people could provide feedback in hard copy should they not wish to or be unable to participate online. <i>No responses were received via post.</i>	All audiences

Activity	Description/objectives	Stakeholder
Feedback acknowledgements	Acknowledgement of feedback received (either online or in hard copy) was sent to all who provided feedback and included return contact details.	Those who provided feedback on Code Amendment
Evaluation survey link	A link to a more detailed evaluation survey was sent to all who provided feedback and included return contact details following the close of the engagement period. <i>A total of 16 survey responses were received.</i>	Those who provided feedback on the Code Amendment

3.4 Mandatory Requirements

The following mandatory engagement requirements have been met:

3.4.1 Notice and engagement with Council/s

The Community Engagement Charter requires that a Council or Councils must be directly notified and consulted on a proposed Code Amendment, where the proposed Code Amendment is specifically relevant to a particular Council or Councils (and where the Council did not initiate the proposed Code Amendment).

The affected area is wholly within the City of Adelaide in Park 2. This Park is also near the City of Prospect, City of Charles Sturt, City of Port Adelaide Enfield and the Town of Walkerville with many aquatic users coming from these council areas. Representatives of these councils were engaged in the following ways:

- Letter and fact sheet emailed to CEO and Mayor of the five Councils on 23 January 2023 providing information about the Code Amendment and its engagement. The letter also offered an opportunity to meet with the project team.
- Meeting with senior planning staff from the City of Adelaide to discuss proposed Code Amendment and engagement process (this was held after submissions had closed).

3.4.2 Notice and engagement with the Local Government Association

The Community Engagement Charter requires that the Local Government Association be notified in writing and consulted, where the proposed Code Amendment is generally relevant to Councils.

- Letter and fact sheet emailed to CEO of the LGA on 23 January 2023 providing information about the Code Amendment and its engagement. The letter also offered to opportunity to meet with the project team.

3.4.3 Notice and engagement with Owners and Occupiers of Land which is Specifically Impacted

Under section 73(6)(d) of the Act, where a Code Amendment will have a specific impact on one or more pieces of land in a particular zone or subzone (rather than more generally), the Designated Entity must

take reasonable steps to provide a notice to Owners or Occupiers of the land (and each piece of adjacent land) as prescribed by the Regulations.

Regulation 20 of the *Planning, Development and Infrastructure (General) Regulations 2017* requires such notice to:

- a) identify the piece or pieces of land in relation to which the specific impact will apply; and
- b) describe the impact; and
- c) indicate where and when the relevant amendment to the Planning and Design Code may be inspected; and
- d) provide information about the engagement that is to occur under the Community Engagement Charter

A notice was also distributed to the 263 owners/occupiers of adjacent land along Barton Terrace West and Fitzroy Terrace as well as 212 absent owners who own land but do not reside in the area. The Adelaide City Council was also notified as landowner.

3.4.4 Notice of proposal to include Local Heritage Listing to Owner of Land

The Community Engagement Charter requires that where a Code Amendment proposes to include a heritage character or preservation policy that is similar in intent or effect to a local heritage listing, the owner of the land on which the places reside, must be directly notified in writing of the proposal, and consulted for a minimum period of four weeks.

As this Code Amendment does not include an effect to a local heritage listing, this was not undertaken.

3.5 Compliance with Engagement Plan

Engagement activities were undertaken in accordance with the Engagement Plan. In line with the Community Engagement Charter, the engagement process was regularly monitored, and some variations were made to the engagement process. These variations were made to ensure a range of voices of a wide range of interested and impacted stakeholders were heard from, and that it was convenient and easy for them to participate. The variations included:

- An additional FAQ was developed and distributed during the engagement period to address some concerns raised by local residents.
- A pop-up information stand was displayed in the Aquatic Centre foyer and staffed at peak times to enhance the reach of engagement.

It is noted that post-engagement activities set out in the engagement plan to 'Inform of outcome' and 'Closing the loop and reporting back' are still in progress, pending final determination of the Code Amendment.

4. Summary of Engagement Approach and Participation

The engagement approach for this Code Amendment was designed to provide multiple ways for information to be accessed and feedback provided. This is summarised in the figure below.

The nature of feedback received via these mechanisms is summarised in the subsequent sections of this report. **Appendix B** provides a summary of submissions.

4.1 Self-nomination to participate

It should be noted that participation in the engagement is self-nominated and therefore the feedback received should not be considered statistically representative of all views. Rather, the consultation illuminates key themes regarding issues and opportunities and provides insight regarding stakeholder and community views about the proposed Code Amendment.



Figure 2 Summary of engagement approach and participation

5. Stakeholder feedback

The following provides a detailed summary of the feedback received from Stakeholders. The responses and recommendations arising from this feedback is summarised in Chapter 7 'Response and Recommendations'.

5.1 Formal Engagement Release

69 key stakeholders/organisations/agencies were sent information about the proposed Code Amendment. A total of 15 organisations provided submissions/feedback via email.

The key points of the submissions received are outlined below. A copy of each submission is provided in **Appendix B**.

5.1.1 City of Adelaide

The City of Adelaide provided a response via email on 6 March 2023.

Council **highlighted** that:

- It shared the views of Kadaltilla / Park Lands Authority that the Code Amendment was not necessary as current planning provisions allow for development on Park 2.
- It is committed to minimising building footprints, carparking, shops and other land uses in the Park Lands.
- It welcomed the State Government's commitment to 'no net loss of Park Lands' in building the new aquatic centre.

Council **supports** the Code Amendment subject to:

- No net loss of Park lands
- Further consideration of location
- Same or smaller building footprint
- Interface management to minimise impact on residents
- Commitment to working on the broader master planning of the area.

Council raised the following **concerns** and/or **desired changes** to the Code Amendment:

- Use of Adelaide Park Lands Building Design Guidelines
- Relocation of the Sub Zone away from Barton Terrace to address resident concern about parking, traffic and amenity

Council **recommends** a range of detailed technical changes to address key issues of built form footprint and set backs, transport and car parking and environmental standards (see Attachment A of the City of Adelaide submission).

5.1.2 Kadaltilla / Park Lands Authority

Kadaltilla provided a response via email on 6 March 2023 as part of the City of Adelaide submission.

Kadaltilla **highlighted**:

- The role of Kadaltilla in providing advice to the Government on matters affecting the Park Lands and the need for greater engagement with Kadaltilla on:
 - The development of a Master Plan for Park 2
 - The concept designs ahead of Development Application being submitted
- The need to meet Federal Government obligations under EPBC Act and to mitigate the impact on the Park Lands National Heritage listing by:
 - Delineating Park Lands from built form through a landscape buffer
 - Minimising impact of built form and carpark on open woodland landscape.

Kadaltilla does **not support** the following aspects of the Code Amendment:

- The removal of policy from the Adelaide Park Lands Zone
- The exclusion of the Aquatic Centre Sub Zone from the Parklands Zone DPF 1.2 and POS 1.7 and 5.3.

Should the Aquatic Centre Sub Zone proceed under the Code Amendment, Kadaltilla **recommends**:

- PO1.6 is strengthened to require rehabilitation of existing site for outdoor recreation within 2 years of the new centre opening
- The concept plan is amended to remove 'indicative aquatic centre site' blue hatching from the carparking area.

Kadaltilla raised the following **concerns** and/or **desired changes** with the Code Amendment:

- Alignment with design guidelines
- The integration of the built form with the landscape
- Setbacks from adjacent residential areas and residential interface treatments
- Consideration of building envelope and built form massing
- Water sensitive, biodiversity and climate positive development

Kadaltilla also **proposes** that the following be considered for the precinct:

- Opportunity to recognise Aboriginal culture in design
- Connectivity within and surrounding the site
- Avenue tree planning for all existing and new pathways
- Retention of significant and regulated trees, and additional tree planning along Barton Terrace West and Jeffcott St
- Reinstatement of multipurposed ovals and new fitness circuit
- Expansion and integration of Bush Magic Playspace.

5.1.3 Environment Protection Authority

The Environment Protection Agency (EPA) provided a response via email on 6 March 2023.

The EPA has **no objections** to the Code Amendment based on noise and is satisfied with the noise assessment.

EPA **highlighted** that:

- EPA records show there was a contamination notice issued in 2011 relating to a significant leak of chlorinated water and that the Site Contamination Development Assessment Scheme requires site contamination assessment for development applications proposing a change in land use.

EPA **recommends** that:

- Detailed site investigations be undertaken on allotments where a previously contaminating activity occurred and a change in land use is proposed.

5.1.4 Department for Environment and Water

The Department for Environment and Water (DEW) provided a response via email on 6 March 2023.

DEW **highlighted** that:

- With the national heritage listing of the Adelaide Park Lands and City Layout there may be obligations under the *Environment Protection and Biodiversity Conservation Act 1999* for future development at this site.

DEW **supports**:

- 'No net loss' of park lands and the return of the Aquatic Centre site to park lands once the new aquatic centre is built.
- Retaining the existing car park, and not requiring further land for car parking as well as minimising impermeable surfaces in the area.
- The retention of existing mature trees, particularly native trees.
- The recommendation by Succession Ecology to maintain biodiversity by minimising impacts upon existing fig, pine and large Eucalyptus trees on the site. DEW suggests that the concept plan could be amended to identify trees of particular importance that should be retained.
- Inclusion of Water Sensitive Urban Design (WSUD) and Biodiversity Sensitive Urban Design (BSUD) in the design and landscaping of the site.

DEW **recommends** that:

- The new centre is designed and sited to maximise the retention of existing mature trees.
- The concept plan could be amended to identify trees of particular importance that should be retained.
- Landscaping be reinstated on the site with native vegetation as soon as possible following demolish of the existing centre
- PO 1.6 in the Sub Zone be expanded to included native vegetation
- More detail be provided to clearly define what 'return to Park Lands' means
- The Sub Zone be amended to support stormwater use for site greening via active and passive watering

- The wording of PO 3.5 of the Park Lands Zone be improved to include the work 'landscaping' so that it reads: "development sensitive to native biodiversity which incorporates ways to protect and improve biodiversity through its design, siting and landscaping."

5.1.5 Epic Energy

Epic Energy provided a response via email on 23 January 2023. They advised that they do not have any infrastructure located in this area and therefore have **no comment** on the proposed Code Amendment.

5.1.6 Association of Independent Schools of SA

The Association of Independent Schools SA provided a response via email on 13 February 2023 advising the Code Amendment engagement would be published in the SA Independent Schools newsletter on 15 February. **No comment** was made on the content of the Code Amendment.

5.1.7 Determined 2

Determined 2 acknowledged receipt of the Code Amendment information on 13 February 2023 and raised **no objection** to the rezoning proposed by this Code Amendment.

5.1.8 Triathlon Australia

Triathlon Australia provided a response on 13 February 2023 that voiced **full support** for the Code Amendment and the Aquatic Centre as proposed, stating "we see no other feasible way to construct a centre that meets community needs now and into the future, aligns with the 30-year plan for greater Adelaide, establishes continuity of services for the community and respects the vital place that parkland plays in Adelaide's heritage, environment and community harmony".

5.1.9 Underwater Hockey SA

Underwater Hockey SA provided a response via email on 13 February 2023 and raised **concerns** about the carpark arrangements for the new centre and the need for improvements in its design and size.

5.1.10 Waterpolo SA

Waterpolo SA provided a response via email on 13 February 2023 confirming receipt of the Code Amendment information and broader distribution to club members. **No objection** to the Code Amendment was raised however the feedback indicated that members were more interested in the design of the new facility than the rezoning process.

5.1.11 Adelaide Vikings Water Polo Club

Seven submissions were received from the Adelaide Vikings Water Polo Club between 13 to 15 February 2023. Each submission **fully endorses** the Code Amendment including the introduction of the Adelaide Aquatic Centre Sub Zone and Concept Plan.

5.1.12 Sports Association for Adelaide Schools

The Sports Association for Adelaide Schools provided a response via email on 15 February 2023 indicating **support** for the building of a new aquatic centre and its location in Park 2.

Whilst no objection was raised to the rezoning proposed by this Code Amendment, the Association raised concern with the loss of sports playing fields where the new centre will be built and proposed that following demolition of the existing centre the land is used to reinstate the lost sports fields.

5.1.13 Adelaide Park Lands Association

The Adelaide Park Lands Association (APLA) provided a response via email on 6 March 2023.

APLA's submission included details of their own engagement showing 85% of respondents supporting a non-Park Lands site and a petition containing 2420 signatures urging the Government to choose a brownfield site.

APLA **supports**:

- a new aquatic centre being built on a brownfield site
- restoring the existing aquatic centre site to Park Lands.

APLA does **not support**:

- the Code Amendment
- building the new aquatic centre on the Park Lands.

5.1.14 The North Adelaide Society

The North Adelaide Society (TNAS) provided a response via email on 6 March 2023. Their submission included a 'primary' and a 'secondary' position.

TNAS' primary position does **not support** the Code Amendment due to:

- the Code already allowing for the development/replacement of a new aquatic centre
- the Aquatic Centre Sub Zone will operate as an exception to the existing Park Lands Overlay and permit additional land uses not consistent with the Overlay
- the sub zone boundary will exceed the footprint of the existing centre and is not consistent with Government commitments for no net loss of park lands
- the Desired Outcome of the sub zone is for a 'recreation precinct' rather than an aquatic centre
- the application has been made by a servant of the Crown (CE of DIT) and determined by a Minister of the Crown
- does not provide an indication of costs for development, replacement, demolition or revegetation of land
- could impact on the Park Lands national heritage listing and/or world heritage assessment.

TNAS' secondary position **supports** the Code Amendment subject to:

- the Park Lands Overlay not being altered
- the Sub Zone being substantially altered to ensure
 - the new centre footprint is no more than the current built form and carparking area
 - the DO and PO of the sub zone do not permit additional land uses
 - the current site is rehabilitated to park lands

- there is no reduction in trees or habitat
- there is no expansion of the current car park
- there is no removal of trees adjacent to Barton Terrace, Jeffcott Rd and Fitzroy Terrace
- it includes a definition for 'no net loss of Park Lands' and is defined in quantitative terms
- provides a greater separation from Barton Terrace of no less than 80m and includes current mounding
- supports the inclusion of Park 2 for national or world heritage listings
- includes criteria relating to height, mass, materials, reflection, solar orientation and climate responsiveness.
- includes more detailed tree assessment information ie age, replacement time etc rather than just regulated and significant tree criteria.

6. Community Feedback

6.1 Formal Engagement Release

263 residences adjacent to the Affected Area along with 212 absent owners received information about the Code Amendment. In addition, 57 homes were doorknocked on Barton Terrace and Fitzroy Terrace and 101 members of the community were interacted with during six pop-up information stands at the aquatic centre.

6.2 Meetings

Two formal meetings were requested by community members during the engagement period:

- A meeting was held with a Barton Terrace West resident outside her property on 6 February 2023. At the meeting the resident raised concerns about the proposed location and size of the new aquatic centre, the impact on street parking, noise, light spill and chlorine smells noting that the new centre is proposed to be sited closer to her home than the current centre. The resident requested the Code Amendment include a wider buffer and more trees along Barton Terrace. She also proposed installation of a running track along Barton Terrace. She is concerned the new centre will negatively impact on property prices in the area and feels she should be compensated to instal a higher fence to maintain her privacy. This resident did not provide a formal submission.
- A meeting was held with Herriman legal (representing 12 residents) on 1 March 2023 at the Department of Infrastructure and Transport. In attendance was Emma Herriman, Brian Hayes, Katarina Grenfell, Greg Vincent, Anthony D'Arrigo, Simon Morony (DIT), Anita Allen (URPS) and Emma Williams (URPS). Minutes of the meeting are provided at **Appendix C**. A formal submission was received from Herriman Legal on 10 March 2023.

In addition, several ad hoc meetings were held with Barton West Terrace residents and members of the project team during door knocking activities.

Responses to the concerns raised by members of the community are addressed in Chapter 7.

6.3 Written Submissions

There were multiple ways for the community to provide feedback including via written submission through the PlanSA Portal, email or post.

Due to the variety of engagement methods provided to the community, some respondents provided feedback via more than one method, whilst some respondents shared their written submissions with others resulting in identical submissions.

In summary, 10 email submissions and 9 PlanSA submissions were received from the community. 14 of these submissions do not support the Code Amendment primarily due to the aquatic centre being built in the Park Lands. 3 submissions provided comment on the Code Amendment but did not indicate a position and 2 submissions were supportive.

Overall, the number of written submissions received from the community were relatively low considering that over 500 people, were directly notified through letter box drops, direct mail and doorknocking.

A copy of written submissions is provided in **Appendix B**.

6.3.1 General Feedback

Written submissions from the community raised the following issues:

- Some respondents indicated a preference for the new aquatic centre to be built on a **brownfield site** rather than in the Park Lands
- Other respondents indicated a preference to build the new centre on the **existing centre site** rather than the selected location in Park 2
- **General concerns** included:
 - loss of ovals and community sport facilities
 - tree removal and loss of green space and native animal habitat
 - visual impact of the size, height and building mass
 - air (odours), noise and light pollution
 - traffic congestion and local traffic impacts
 - need for better public transport to reduce car usage
 - new centre carparking should be undercroft parking.
- **Specific concerns** in relation to the Code Amendment were:
 - diagrams in the concept plan do not accurately reflect ‘no net loss of parklands’
 - concept designs and development application have not been released making informed comment on the Code Amendment not possible
 - policy in the Code Amendment will allow the new centre to operate as a ‘function/entertainment or conference centre’ rather than an aquatic centre
 - policy in the Code Amendment will allow a change to the existing land use e.g. shops ancillary to recreational/club/sporting activity
 - replacement trees/avenue planning proposed in the Code Amendment are not sufficient to cover the loss of mature trees
 - the Code Amendment does not include building specifications i.e. size, number of storeys, height.

Whilst many of these issues (and those outlined below) are legitimate and important considerations that have the potential to impact on people’s daily lives if not well managed, many cannot be addressed by the Code Amendment as they do not relate to the planning rules. They may however be addressed in the Concept Design and Development Application (DA). People with an interest in the application will have a further opportunity to submit a representation to SCAP when the Development Application is publicly notified in mid-2023.

6.3.2 Detailed Feedback - Herriman Legal

Herriman Legal provided a written submission on 10 March 2023, following approval from DIT to allow a one-week extension (following an individual meeting). The submission, on behalf of Mr A. D’Arrigo representing 12 local residents, raised both legal and planning concerns with the Code Amendment.

- The submission’s legal concerns are summarised as:
 - The Code Amendment is inconsistent with the protected status of the land under the APL Act 2005

- Relocation and enlargement of the Adelaide Aquatic Centre is incompatible with the Adelaide Park Lands Management Strategy 2015-2025 (APLMS).
- The Code Amendment will remove restrictions that currently apply to the nature and size of shops in the Adelaide Park Lands Zone.
- The Code Amendment does not circumscribe the size or height of the new aquatic centre.
- The proposed provisions for car parking in Code Amendment are incompatible with the APL Act and inconsistent with the APLMS.
- The Stantec traffic analysis provides no analysis of surrounding street capacity.
- There is no DTS/DPF provision to circumscribe the extent or nature of the car parking facilities.
- The submission's planning concerns are summarised as:
 - The Code Amendment does not contain detailed planning investigations to adequately assess the preferred site selection.
 - The Code Amendment does not consider the APL Act and is inconsistent with the APLMS which does not envisage the relocation of the aquatic centre.
 - Without a Heritage Impact Assessment it is not possible to determine if the Code Amendment can recognise the Park Land's National Heritage Values.
 - The traffic impact assessment does not consider the redistribution of traffic and on-street parking arising from the facilities relocation.
 - The acoustic assessment does not adequately consider the design parameters and plant requirements of a large-scale aquatic centre in particular air ventilation.
 - The Code Amendment provides no guidance on the further design and scale of the facility and should provide guidance on the maximum building footprint and height.
 - The exclusion of PO1.7 results in no policy limits to the building footprint and is inconsistent with the stated goal of 'no net loss of park lands'.
 - The wording of Sub Zone PO 1.6 does not ensure that the existing building footprints will be restored to landscaping. The use of the term 'rehabilitation' is inappropriate as it doesn't specify demolition and land restoration.
 - The inclusion of permanent forms of development as 'Accepted Development' in the park lands is inappropriate. The inclusion of 'Essential infrastructure' undermines the assessment framework in the PDI Act.
 - Table 5 (Public Notification) of the Adelaide Park Lands Zone exempts any kind of development where the site is not adjacent to the land used for residential purposes from public notification.
 - The Code Amendment proposes that shops in the Adelaide Aquatic Centre Sub Zone are not subject to DTS/DPF 1.2 of the Adelaide Park Lands Zone. Policy in the Sub Zone does not address the 50 sqm of leaseable floor space creating inconsistency with how shops are assessed as other large facilities in the Park Lands i.e. Adelaide Oval.

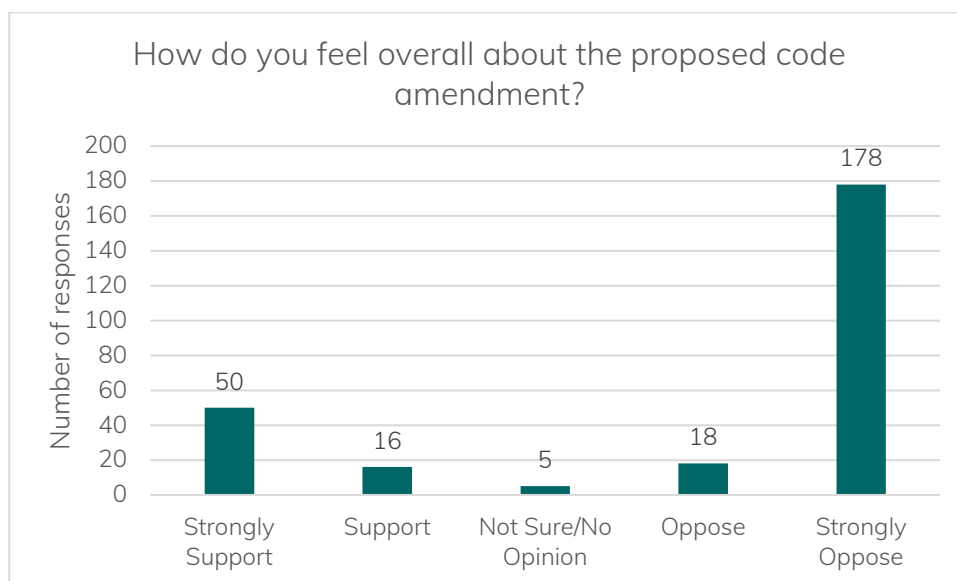
6.4 Online Survey

An online survey was made available via a link on the PlanSA Portal, as well as via QR Code in direct mail letters and Factsheet. It remained open for responses for the entire six-week engagement period. In total, 267 responses were received via the survey.

Hard copies of the survey were also available at the Aquatic Centre pop-up information stand. Refer to **Appendix D** for the completed Survey Responses.

An analysis of the survey question responses follows.

Question 1: How do you feel overall about the proposed code amendment to rezone land in the Adelaide Park Lands Zone to facilitate development of the new Aquatic Centre?



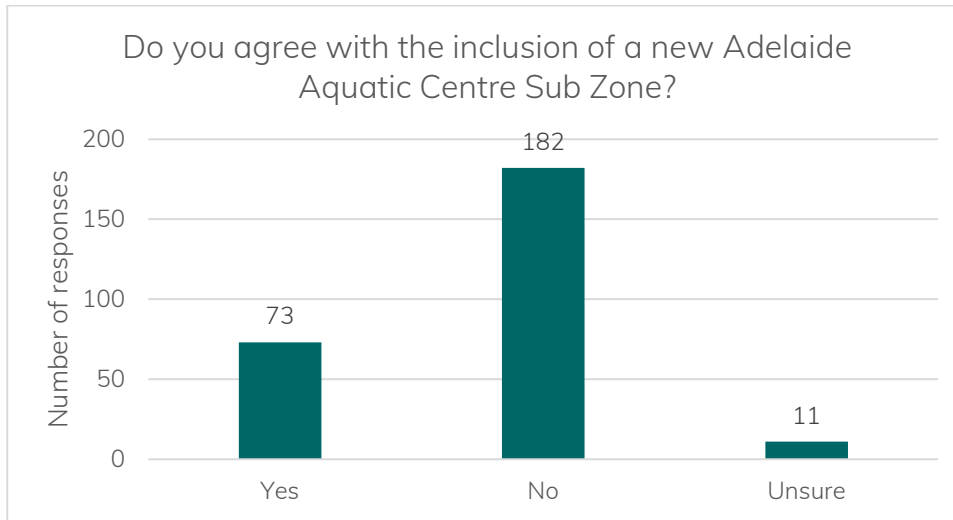
This question was presented as a Likert scale with respondents being able to choose from 'strongly support', 'support', 'not sure/no opinion', 'oppose', or 'strongly oppose'.

Most respondents did not feel positively about the proposed Code Amendment.

Almost three quarters of respondents (196 respondents or 73.4%) indicated that they opposed or strongly opposed the Code Amendment. 66 respondents (24.7%) supported or strongly supported the Code Amendment. 5 respondents (1.9%) were not sure or had no opinion regarding their level of support for the Code Amendment.

Most respondents felt strongly about the Code Amendment, with 'strongly oppose' being the most common response followed by 'strongly support'.

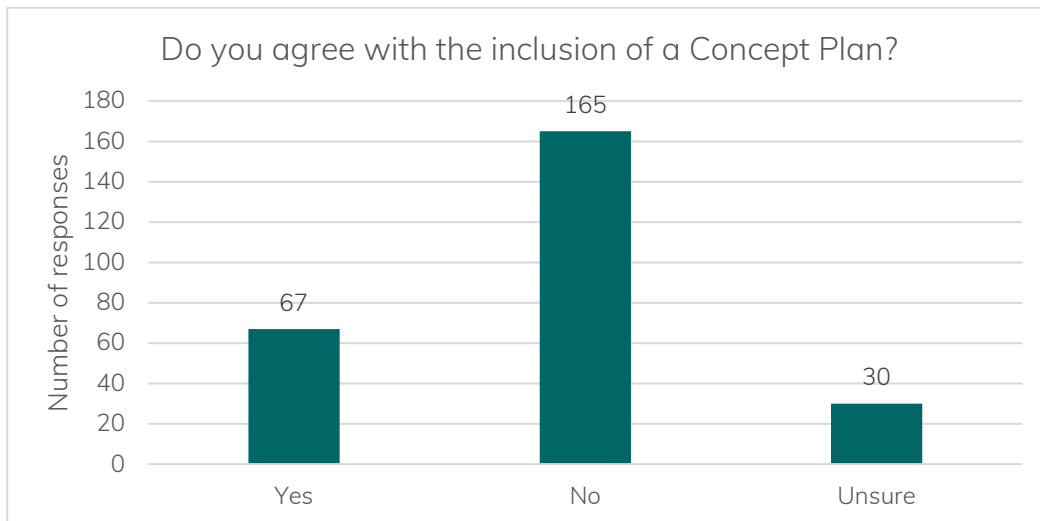
Question 2: Do you agree with the inclusion of a new Adelaide Aquatic Centre Sub Zone that will support development of the new Aquatic Centre and associated facilities such as a café and swim shop?



This question was presented as a multiple-choice question with respondents being able to choose from 'yes', 'no' and 'unsure'.

Most respondents (182 respondents or 68.4%) did not agree with the inclusion of a new Adelaide Aquatic Centre Sub Zone. 73 respondents (27.4%) agreed with the inclusion of the new Sub Zone, and a further 11 respondents (4.1%) were unsure whether they agreed with the inclusion of the new Sub Zone.

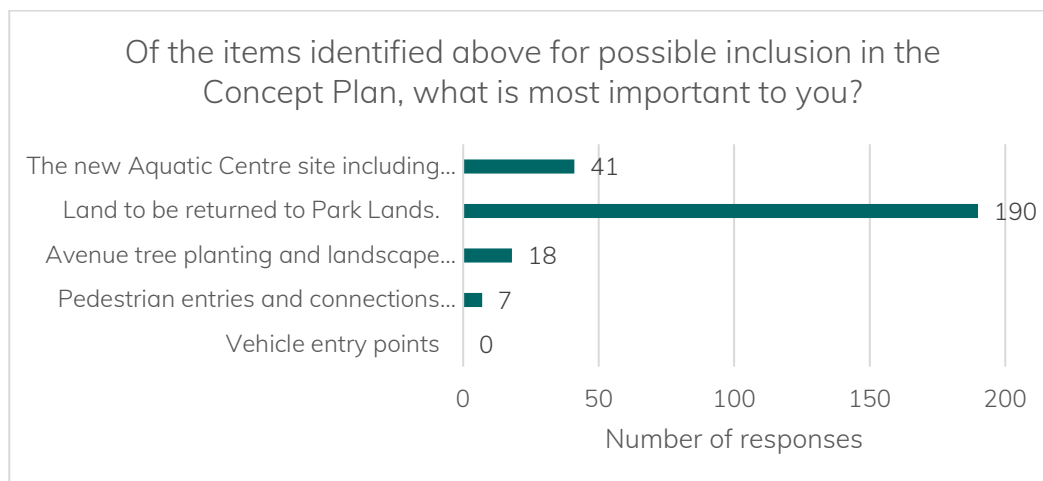
Question 3: Do you agree with the inclusion of a Concept Plan that will guide development within a specific area of Pardipardinyilla / Denise Norton Park (Park 2) and identifies the indicative location of vehicle entry points, the location of the building and associated parking, pedestrian and cycling connections and avenue tree planting?



This question was presented as a multiple-choice question with respondents being able to choose from 'yes', 'no' and 'unsure'.

Most respondents (165 respondents or 63.0%) did not agree with the inclusion of a Concept Plan. 67 respondents (25.6%) agreed with the inclusion of a Concept Plan, and a further 30 respondents (11.5%) were unsure.

Question 4: Of the items identified above for possible inclusion in the Concept Plan, what is most important to you? (please select one)



This question was presented as a multiple-choice question with respondents being able to choose from five options. Respondents were able to select one response only.

'Land to be returned to Park Lands' was the most selected option, with 190 respondents (71.2%) selecting this as their most important item for inclusion in the Concept Plan.

'The new Aquatic Centre site including space for construction activities and temporary structures' was the second most selected option, with 41 respondents (15.4%) selecting this as their most important item for inclusion in the Concept Plan.

18 respondents (6.7%) selected 'avenue tree planting and landscape buffers', 7 respondents (2.6%) selected 'pedestrian entries and connections to the site', and no respondents selected 'vehicle entry points' as their most important item for inclusion in the Concept Plan.

Question 5: What do you like about the proposed Code Amendment?

This question allowed a free-form response for respondents to provide feedback in their own words about what they like about the proposed Code Amendment. 175 written responses were made to this question.

The results have been coded into themes to enable analysis and identification of key issues to be considered in the Code Amendment. Many respondents raised more than one theme in their response, and all have been counted.

The mostly commonly identified aspects of the proposal liked by respondents were the provision of a new high-quality Aquatic Centre (8.6% of responses) and the return of the existing site to Park Lands (7.4%).

There were also many generally supportive comments but did not specify a particular area of support (6.3%). Examples of such comments include 'it makes sense and is the best option', 'that there is progress', and 'it appears to be a good compromise'.

Many respondents answered this question by identifying things that they did not like about the proposed Code Amendment rather than the things they liked.

Comments that expressed general disapproval of the Code Amendment, such as 'there is nothing I like', were the most common response at 38.9%.

Many respondents also noted that they did not support the proposed location of the Aquatic Centre in the Park Lands, with 28.6% of responses making mention of this.

The tables below show the themes most raised in the responses to this survey question, as well as the numbers and percentages of responses which identified with these themes.

Response themes have been separated into two tables. The first table summarises comments which identified elements of the Code Amendment that respondents liked. The second table includes comments which identified elements of the Code Amendment that respondents did not like.

Table 2 Most common themes for responses that identified what they liked about the proposed Code Amendment

What did you like about the proposed Code Amendment?	Number of responses which raised this theme	% of responses which raised this theme
Provision of a new, high-quality Aquatic Centre	15	8.6%
Return of existing site to Park Lands	13	7.4%
General supportive comment (non-specific)	11	6.3%
Other supportive comment	7	4.0%
Clarity/transparency of Code Amendment documentation and process	4	2.3%
Activation of the Park Lands	3	1.7%
Greater pedestrian access	2	1.1%
Landscape buffers	2	1.1%

'Other supportive comments' were raised only once and included the following:

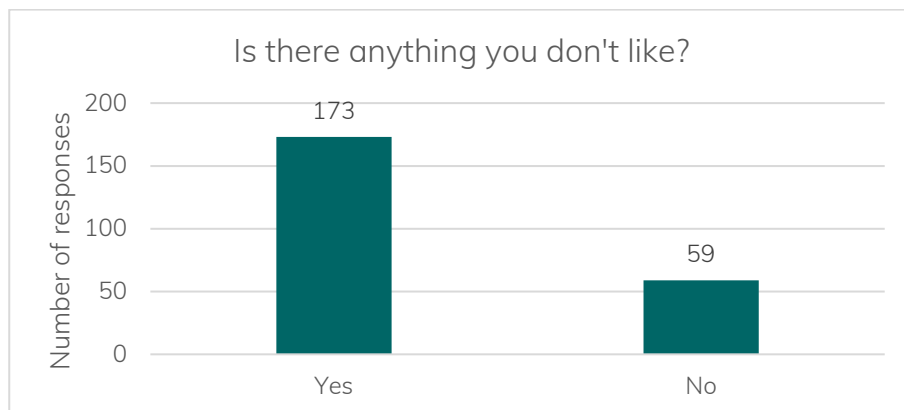
- Keeping the current Aquatic Centre operational while new one is built.
- Inclusion of other bodies/committees to guide the Code Amendment process.
- Proposed new site not taking away from existing oval space currently used by Blackfriars College and other sporting groups.
- The commitment to maintain a 50m competition pool.
- New centre based on land already cleared for present oval.
- Retaining current vehicle entry points.
- Avenue tree planting.

Table 3 Most common themes for responses that identified what they did not like about the proposed Code Amendment

What did you like about the proposed Code Amendment?	Number of responses which raised this theme	% of responses which raised this theme
General unsupportive comment (non-specific)	68	38.9%
Do not support location in Park Lands	50	28.6%
Do not support loss of trees/green space and the ecosystem services the Park Lands provide	11	6.3%
Do not support lack of public transport access to the site	3	1.7%

What did you like about the proposed Code Amendment?	Number of responses which raised this theme	% of responses which raised this theme
Do not support loss of the heritage and character of the Park Lands	3	1.7%
Do not support the loss of parkland protection and the precedence this establishes for further Park Land development	3	1.7%

Question 6: Is there anything you don't like?



This question was presented as a multiple-choice question with respondents being able to select 'yes' or 'no' as to whether there was something about the proposed Code Amendment that they didn't like.

Most respondents (173 respondents, 72.4%) identified that there was something that they did not like about the proposed Code Amendment. 59 respondents (24.7%) answered that there was nothing they did not like about the proposed Code Amendment.

The question then allowed a free-form response for respondents to provide feedback in their own words about what they did not like about the Code Amendment. 180 respondents chose to explain their answer in their own words.

Due to the high number of submissions, in order to best analyse the results, they have been categorised into themes. Many respondents raised more than one theme in their response, and all have been counted.

The most raised concern about the proposed Code Amendment was regarding the Park Land location of the new Aquatic Centre. 71.1% of responses expressed strong disapproval for the way the Code Amendment will facilitate the highly valued Park Lands to be developed for the new centre and believed that another site should be used instead.

The second most raised concern (20.0% of responses) was regarding the loss of mature trees, habitat and wildlife through redeveloping the Park Lands into the new Aquatic Centre. Respondents identified that the natural values of the Park Lands are highly valued, support many species and provide many ecosystem services, and are concerned about the loss of these values. Concern regarding the loss of community space that the Park Lands currently provide was also commonly raised, with 8.3% of responses identifying this as a concern.

The table below shows the themes most raised in the responses to this question, as well as the number and percentage of responses which identified these issues (noting that the percentage will exceed 100% as respondents may have provided comments across multiple themes).

Table 4 Most common themes of concern identified in responses

Concerns identified in responses	Number of responses which raised this issue	% of responses which raised this issue
Preference for Park Lands not to be built on	128	71.1%
Concern regarding loss of trees/habitat/wildlife	36	20.0%
Concern regarding loss of community space	15	8.3%
Preference to be built on current site	10	5.6%
General negative comment	8	4.4%
Concerns regarding lack of information/transparency around the development and the Code Amendment process	8	4.4%
Concern regarding traffic, parking and lack of public transport	6	3.3%
Concern regarding proximity to residential area	3	1.7%
Concern that the rezoning will set a precedence for development in the parklands	3	1.7%
There is nothing not to like	2	1.1%
Preference to renovate the existing centre	2	1.1%

6.5 Doorknocking

Doorknocking to households identified in the catchment area (**Appendix A**) was undertaken over two days during the engagement period. Residences on Barton Terrace West were doorknocked on 1 and 6 February. Fitzroy Terrace residences were doorknocked on 6 February 2023.

Timing of doorknocking was planned to maximise successful engagement by avoiding times when people may not be home, such as school drop off and pick up.

In total, 57 households were door knocked. If no one was home, a fact sheet was left in the letter box or under the door with a 'sorry I missed you' card, encouraging them to contact the team to discuss.

Following the doorknocking, several residents phoned URPS to discuss the Code Amendment.

23% of households (13) answered the door when doorknocked. The remaining 77% of households did not answer their door when door knocked.

Of those households which responded to doorknocking, there were some residents that had no comments or concerns regarding the proposed Code Amendment and were glad to see the site being developed. Other residents raised concerns with some elements of the Code Amendment and sought explanations from the team.

The following **concerns** were raised by residents and are similar to those raised in written submissions:

- The Code Amendment will permit the new aquatic centre to be used for concerts and cultural events
- The Code Amendment encroaches on Park 2 and will result in loss of trees
- The proposed site is used by lots of clubs, schools, and fitness groups.

The following **suggestions** were made:

- The new aquatic centre should be built in the same location as the existing centre
- The new centre should not be built opposite housing
- More site locations should have been offered during engagement

The following **queries** were made:

- What sports ovals will be available for Blackfriars students during construction of the new aquatic centre?
- How will additional vehicles be catered for?
- Will the new centre operate to 11pm like the current one and continue to cause light spill late at night?
- When will the Concept Design and Development Application be released?

6.6 Pop-Up Information stand

A pop-up information stand was set up in the foyer of the existing Aquatic Centre from 15 February to close of engagement on 6 March. Project team members attended the stand on six occasions on a variety of days and times to speak with regular pool users about the Code Amendment. Copies of the Factsheet and FAQs plus hard copy surveys were handed to members of the public or could be collected from the stand when no staff were present. A hard copy of the Code Amendment was also available plus a feedback box to enable participants to submit their completed surveys.

In total, 101 interactions with aquatic centre users occurred at the pop-up information stand, with 18 attendees taking hard copy surveys to complete. The majority of people spoken with at the stand were supportive of a new aquatic centre and understood that the Code Amendment proposed to change the planning rules to help facilitate the build of the new centre and demolition of the existing centre.

Feedback garnered during discussions with stand attendees focused on the following aspects:

- The chosen location in Park 2
- Types of facilities that will be available in the new centre
- Size and design of the carpark
- Loss of ovals and their replacement
- Importance of keeping the current centre open whilst the new centre is being built
- Inclusion of greenery in the new centre and integration with the Park Lands
- An eagerness for the project to proceed.

Refer to **Appendix E** for details of the pop-up stand dates and engagement.

6.7 Phone Calls

7 phone calls were received regarding the proposed Code Amendment.

A further 39 phone calls were made to allied health providers, sporting clubs and peak body/association who regularly use the aquatic centre for rehabilitation, training and/or competition purposes to ensure they had received the information and were aware the Code Amendment was on engagement.

Discussions with regular user groups were supportive of the Code Amendment. Most phone calls from community members voiced concerns with the aquatic centre's location, car parking arrangements, and avenue tree planting/landscape buffers. Some phone calls were in relation to meeting with the project team.

Comments and queries relating to the proposed Code Amendment raised via phone call included:

- Where will the car park entry be? (Community member)
- How big will the landscape buffers be? (Community member)
- Will the existing site be made into ovals once returned to Park Lands? (Peak body/association)
- Community has not been adequately consulted about the location (Community member)
- We are interested in ensuring the continuation of aviation training in the new centre (Aviation training provider)
- New centre should be built elsewhere or on existing site (Community member).

7. Response & Recommendations

Below is our response and recommended changes to the Code Amendment to address the following concerns raised during the consultation period across all avenues of feedback. This section satisfies Practice Direction 2 – Preparation and Amendment of Designated Instruments Section 2.

7.1 Procedural Issues

Submissions from stakeholders and the community raised procedural issues that were outside of the Amendment to the Code. Some procedural issues overlap with policy issues which are addressed in section 7.2 of this Report.

National Heritage Listing

- Concerns that the Code Amendment will detract from the current listing of the Adelaide Park Lands on the National Heritage Register and could impact on its World Heritage assessment.
- It was suggested that impact on the National Heritage listing could be mitigated by delineating Park Lands from built form through a landscape buffer and minimising impact of built form and carpark on open woodland landscape.
- One respondent recommended that the Code Amendment is put on hold while the EPBC Act Assessment is completed.

Our Response:

The Code Amendment acknowledges the National Heritage Listing of the Adelaide Park Lands and City Layout and recognises the separate obligations to be assessed under the *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act) for future development at this site. This is Commonwealth legislation.

Under the EPBC Act certain actions that will or are likely to have a 'significant impact' on a National Heritage Place must be assessed. Under the EPBC Act, a self-assessment is required should there be the potential for a significant impact to determine whether a referral to the Minister responsible for the Act is necessary.

If it is determined that the proposal should be referred, the Minister responsible for the Act will determine whether the action is one of the following:

- Controlled Action – Subject to the approval process under the EPBC Act.
- Not Controlled Action 'particular manner' – Approval is not required providing the development is undertaken in accordance with what has been specified.
- Not Controlled Action – Approval is not required if the action is undertaken in accordance with the referral.

Further, the Adelaide Park Lands Zone includes Performance Outcome 3.2 which states:

“Development recognises the Park Lands National Heritage Values”.

Given the above, there is no need to delay this Code Amendment as the EPBC Act process is independent of the rezoning process. The Commonwealth is not bound by State legislation, and therefore is not required to consider the planning rules.

Adelaide Park Lands Act and Adelaide Park Lands Strategy

- The Code Amendment is inconsistent with the protected status of the land under the APL Act 2005.
- Relocation and enlargement of the Adelaide Aquatic Centre is incompatible with the Adelaide Park Lands Management Strategy 2015-2025 (APLMS).

Our Response:

The Adelaide Park Lands Act

The Adelaide Park Lands Act 2005 establishes the Adelaide Park Lands Authority (Kadaltilla) and requires the preparation of the Park Lands Strategy. The Act also includes the following statutory principles:

- 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;*
- 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);*
- 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;*
- 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;*
- 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;*
- 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;*
- 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.*

The proposal for a community facility, which is consistent with the current use of the land is consistent with the above statutory principles. The proposal is consistent with the principles above in that it provides a community use which will be held for the public benefit of the people of South Australia. The design will respect the heritage values of the place, including the social, cultural, recreational and environmental values.

Adelaide Park Lands Strategy

The Adelaide Park Lands Strategy recognises the existing Adelaide Aquatic Centre and the need to enhance this facility for the benefit of the community. The existing centre is at the end of its practical life with significant functional limitations and high operational costs. The Council has undertaken feasibility of upgrading the current centre and found

In its submission, the Council has stated that the proposal for a new Aquatic Centre is consistent with the City of Adelaide Strategic Plan, the Adelaide Park Lands Management Strategy and Community land Management Plan for Park 2.

Consultation process

- Concerns that there has been insufficient consultation on the location site and that an option to choose a non-Park Lands / brownfield site or the existing Aquatic Centre site was not provided.

- Concerns that the Development Application has not yet been made available to the public.

Our Response

Consultation on Site Location

Delivering a new Adelaide Aquatic Centre was a key election commitment for the Malinauskas Government. The Code Amendment was prepared following the Government's public announcement of the proposed location of the new Adelaide Centre, immediately south of the existing centre. This site was selected following extensive community engagement during June and July 2022, where nearly 1000 submissions were received and independently verified by a 12-member Community Reference Group who supported the southwest location as the preferred site.

Development Proposal

To inform the development proposal, the Department has heard from over 1200 people via face to face and an on-line survey during November and December 2022 about what kind of facilities and experiences users of the existing centre wanted in the new centre as well as what the building could look like. This feedback is now being considered by the design team.

Once the design is finalised, a Development Application will be prepared for assessment by the State Commission Assessment Panel (SCAP). The Development Application, which is yet to be lodged, will be publicly notified so that interested persons can have their say on the development to SCAP.

Further, the Planning and Design Code includes policies to address community concerns including overshadowing, overlooking, massing and scale as set out in the Code Amendment investigations report. The land is also located in the Design Overlay, which requires a statutory referral to the Government Architect for the evaluation of design quality.

Code Engagement

Engagement activities were undertaken in accordance with the Engagement Plan. In addition to a letterbox drop to residents and absent owners, doorknocking was undertaken to households along Barton Terrace West and Fitzroy Terrace and pop information stands were held at the existing centre. The Code Amendment consultation did not include location options as the site has been previously selected following extensive community engagement.

Costs

- Concerns that there are no costs in the Code Amendment allocated to the development and construction of the new Aquatic Centre, demolition of the existing centre or revegetation of land following demolition.

Our Response:

The costs of a project are outside the scope of a Code Amendment.

The Chief Executive as the Designated Entity

- Concern that the Code Amendment application has been made by a servant for the Crown (Chief Executive of DIT) for the purposes of the Crown.

Our Response:

The *Planning, Development and Infrastructure Act 2016* enables an agency or instrumentality of the Crown to initiate a Code Amendment with the approval of the Minister for Planning, acting on the advice of the State Planning Commission (the Commission). The final approval of any amendments to the Code is the responsibility of the Minister for Planning. Parliamentary oversight is provided by the Environment, Resources and Development Committee of Parliament.

7.2 Policy Issues

Feedback was received on a range of additional policies that could be included within the Code Amendment. In some cases, these policies already exist in other areas of the Code. The following provides some context as to why some changes may not be recommended in this report.

The Code is structured to include different types of policies in different policy 'buckets' or sections:

- **Overlays** - Overlays are the primary mechanism to spatially express State Planning Policies as they pick up location specific planning issues of state interest. No changes to Overlays are proposed in this Code Amendment.
- **Zones** - Zones are the primary organising spatial layer in the Code. Zones provide guidance on what can happen in an area by setting out the policies and rules for certain classes of development. When making alterations to Zones, it is important to ensure that the proposed change does not impact areas outside of the Code Amendment Affected Area (i.e. in this case outside of Park 2).
- **Sub Zones** - Policy in a Sub Zone may vary or build upon policy in the 'parent' Zone (in this case the Adelaide Park Lands Zone). Policies in Sub Zones apply to unique variations in the character of a particular part of a Zone.
- **General Development Policies** - While Zones outline what can occur in an area, general development policies broadly relate to how a development should occur. These policies address the functional requirements for a development type or class, such as minimisation of overshadowing for a multi-storey building. In some cases, submitters were seeking new policies in the Sub Zone that are addressed in the General Development policies in the Code.

The following summarises the policy related issues that were identified through the consultation process.

Aquatic Centre Location

- Requests for the new aquatic centre to be built on a brownfield site or on the existing centre site instead of in its proposed location in Park 2

Our Response:

The Adelaide Aquatic Centre has been a historic use in the Park Lands since 1968. The land use of an aquatic centre is consistent with the historic use of the Park Lands for health, sporting grounds, recreational areas, gardens, and public facilities that support passive and active recreation. The new Aquatic Centre will be designed to maintain the legibility of the encircling Park Lands that define the boundary of the city and to respond to the National Heritage Values.

The location of the new Aquatic Centre, immediately south of the existing centre, was selected following extensive community engagement during June and July 2022, where nearly 1000 submissions were received and independently verified by a 12-member Community Reference Group who supported the Southwest location as the preferred site.

In preparing the Initiation Proposal and Engagement Plan for this Code Amendment, this early engagement was considered.

Development in the Park Lands 'No Net Loss'

- The Planning and Design Code already allows for development in the Park Lands, therefore the Code Amendment is considered unnecessary.
- Concern that there is no definition for 'no net loss of Park Lands' nor quantitative terms included in the Code Amendment. Concern that this does not reflect the Government's commitment that the new Aquatic Centre will be built with no net loss of Park Lands.
- Requests for the blue hatching showing the extent of the Aquatic Centre Sub Zone on the Concept Plan be reduced.
- The exclusion of PO1.7 results in no policy limits to the building footprint and is inconsistent with the stated goal of 'no net loss of park lands'.
- The wording of Sub Zone PO 1.6 does not ensure that the existing building footprints will be restored to landscaping. The use of the term 'rehabilitation' is inappropriate as it doesn't specify demolition and land restoration.

Our Response:

Purpose of the Amendment

The Code Amendment is required to ensure the right planning policies are in place to allow the new aquatic centre to be designed and built and the existing site to be returned to Park Lands. While the Code envisages the redevelopment of the aquatic centre, given the nature of the development on an adjacent site to the current aquatic site, greater policy confidence was sought through the Code Amendment process.

While some respondents suggested that no Amendment was necessary, the same respondents also suggested a range of policies be added to the Code Amendment. This would suggest that there is benefit in adding more specific policies for the new Aquatic Centre.

No Net Loss

The Government has committed that it will deliver no net loss of Park Lands through the development of the new centre. The Code Amendment provides the framework for this to occur.

Building Footprint

PO1.7 states that a development is the replacement of an existing building and does not increase the overall footprint.

While all endeavours are to minimise the building footprint, the Government's commitment is that there is no net loss of Park Lands. This can be achieved in a number of different ways such as through reduced building footprint, reduced car parking areas, reduced alienated unusable spaces, reduced hard stand areas, reduced fenced areas etc. Thus, the design response is broader than the building footprint alone.

PO1.7 also states that the development provides complementary recreation, sporting or tourism facilities that could not otherwise have been provided in the zone. The meaning of this provisions is vague and open to interpretation. The Sub Zone approach makes it clear that an indoor recreation facility accommodating swimming, recreation and wellness facilities is envisaged within a defined area of the Park Lands.

It is recognised that the blue hatched area delineating the aquatic centre is larger than the existing aquatic centre. The intention was to identify the area within which a building could go, not to suggest that the building would be constructed to this full extent. However, the Concept Plan can be refined to make this clearer.

Return to Park Lands (PO1.6)

Kadatilla's submission reinforced support for the return of the existing site to Park Lands for the purposes of multipurpose ovals (soccer/cricket), outdoor passive and active recreation, sport and /or ancillary uses. Therefore, a change to PO1.6 is supported to achieve this outcome.

Recommendation

It is recommended that:

- the Concept Plan be amended to identify a reduced building envelope for the new Aquatic Centre with a minimum setback of 50 metres, measured from the back of kerb (Barton Terrace West)
- Additional policies be included in the Sub Zone that address the need to minimise the building footprint and to ensure the design is responsive to and enhanced by the landscaped setting of the Park Lands
- A new policy be included to promote the design of buildings to be viewed from all perspectives and have a strong connection to the surrounding precinct.
- PO1.6 be amended to more specifically seek the return of the existing aquatic centre to Park Lands, including reinstatement of multipurpose ovals (soccer/cricket) and allowing for other outdoor recreation, sport and /or ancillary uses.

Aboriginal culture

- Opportunity to recognise Aboriginal cultural in new Aquatic Centre design
- Expansion and integration of Bush Magic Playspace.

Our Response:

Engagement is underway with Traditional Owners to identify how the design of the new Aquatic Centre can respond to the spiritual connection to place. This will be investigated further as the design evolves. Investigations have shown that there are no official records of Kurna sites or activities, pre-contact or post-contact, for Padipadinyilla/Park 2. The site lies within the Kurna Native Title Determination Area, native title has however been determined to not exist over this specific area. As such, there is no need for formal notification under the Native Title Act.

The expansion and integration of Bush Magic Playspace is outside the scope of this amendment.

Design

- Concerns that the Code Amendment does not include building specifications such as height, mass, materials, reflection, solar orientation and climate responsiveness
- The Code Amendment needs to align with Adelaide Park Lands Building Design Guidelines
- The Code Amendment provides no guidance on the further design and scale of the facility and should provide guidance on the maximum building footprint and height.

Our Response:

The Department heard from over 1200 people via face to face and an on-line survey during November and December 2022 about what kind of facilities and experiences users of the existing centre wanted in the new centre as well as what the building could look like. This feedback is now being considered by the design team. The Design Team have reviewed the Adelaide Park Lands Building Design Guidelines and will consider these in the design process.

Once the design is finalised, a Development Application will be prepared for assessment by the State Commission Assessment Panel (SCAP). The Development Application will be publicly notified so that members of the community can have their say on the development to SCAP.

Further, the Planning and Design Code includes policies to address community concerns including overshadowing, overlooking, massing and scale as set out in the Code Amendment investigations report.

The land is also located in the Design Overlay, which requires a statutory referral to the Government Architect for the evaluation of design quality.

Landscaping

- Following demolition of the existing centre, it was suggested that landscaping should be reinstated as quickly as possible, ideally with native vegetation, and that PO 1.6 in the Sub Zone be expanded to include 'native revegetation'.

Our Response:

The Code Amendment establishes policy for the assessment of development proposals that are lodged under the *Planning, Development and Infrastructure Act 2016*. Given it is a point in time planning approval, it is not possible to establish timeframes for the development of the centre and/or landscaping of the existing centre in this Code Amendment. Kadaltilla has recommended that multipurpose ovals (soccer/cricket) be reinstated on the site. This would allow for a combination of landscaping and grassed areas which is supported by the Code.

Loss of Ovals

- Concerns that the new location will result in the loss of sports ovals/playing fields which are used by schools and community groups year-round, and suggestions that replacement ovals should be installed on the current centre site once it is demolished
- Kadaltilla specifically recommended that the multipurpose ovals (soccer/cricket) and completion of a new fitness circuit to suit the new centre be reinstated
- It was also suggested that PO1.6 be strengthened to require rehabilitation of the existing site to outdoor recreation within 2 years of the new centre opening.

Our Response:

While the Code Amendment allows for sports ovals/playing fields to be established once the existing centre is demolished and returned to Park Lands, the policy could be strengthened to promote the rehabilitation of the site for multipurpose ovals (soccer/cricket). The matter of a 2-year timeframe is addressed under the response to landscaping.

Recommendation:

The following alteration is recommended:

- Revise PO1.6 to more specifically seek the return of the existing aquatic centre to Park Lands, including reinstatement of multipurpose ovals (soccer/cricket) for outdoor passive and active recreation, sport and /or ancillary uses.

Retention of Trees

- Request that the Sub Zone not permit the reduction of trees or habitat, nor the removal of any trees adjacent to Barton Terrace, Jeffcott St and Fitzroy Terrace.
- It was suggested that the tree assessment should include information about the age of trees, their contribution to habitat, and time required for tree replacement rather than just regulated and significant tree criteria.
- The Code Amendment should maximise the retention of existing mature trees, particularly native trees, and consideration should be given to avenue tree planning for all existing and new pathways.

Our Response

There are 59 Regulated Trees and 25 Significant Trees on the site. These trees are subject to protections under the *Planning, Development and Infrastructure Act 2016*. A proposal to remove or damage a tree which meets the above definitions is subject to an application to the relevant authority for a 'Tree Damaging Activity', which will be assessed against the Regulated and Significant Tree Overlay within the Planning and Design Code.

It should also be noted that the Code Amendment proposes a Concept Plan to protect avenues of trees, including the row of trees on Barton Terrace West and Jeffcott St.

Recommendation:

It is recommended that the Concept Plan be altered as follows:

- Identify a key biodiversity area that includes high value biodiversity along Prospect Road
- Identify for protection the Avenue Tree Planting located along the diagonal path that runs from O'Connell Street to the southeast corner of the existing Aquatic Centre.

It is recommended that a new policy be added to:

- Provide tree planting along key pedestrian and cycle pathways to enhance amenity and legibility.

Carparking & Local Traffic Impacts

- Preference for the retention of the existing car park and no requirement for further land for car parking
- Requests for the aquatic centre car park to be upgraded, particularly its design and size
- Concerns with increased local traffic and street parking
- Concern the traffic impact assessment does not consider the redistribution of traffic and on-street parking arising from the facilities relocation.

Our Response:

The Code Amendment includes a Concept Plan that provides guidance on vehicle access points from Jeffcott St and use of the existing car parking location. The selected location for the new Aquatic Centre, immediately south of the existing centre, will allow the existing carpark to be utilised. There will be no car park access points from Barton West Terrace.

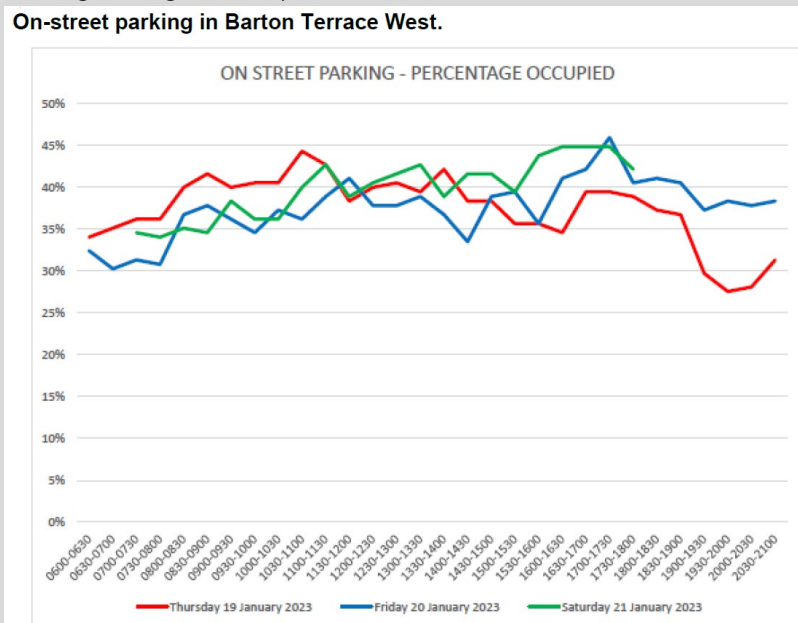
Key findings of this access analysis show:

- Traffic at the intersections on Fitzroy Terrace and Prospect Road is likely to increase marginally to the existing situation at the Aquatic Centre with the access locations for entry and exit to the car park remaining on Jeffcott Road. This increase will be within the capacity of the existing road network.
- The existing car park area is likely to be retained for parking, but the drop-off zone may need to be relocated closer to the entrance of the Aquatic Centre.
- When the building design and internal floor areas are finalised, car parking requirements can be confirmed based on appropriate modelling.

To address local parking concerns, additional surveys for the on-street parking in Barton Terrace West were conducted on Thursday 19 January, Friday 20 January and Saturday 21 January 2023. The on-street parking was found to be less than 50 per cent occupancy in Barton Terrace West, even when the occupancy of the Aquatic Centre carpark in Jeffcott Road was at or reaching the capacity of 266 spaces on these days during the school holiday period.

The occupancy by time of day for the on-street parking in Barton Terrace West is shown on the following chart. The on-street parking in Barton Terrace West was under 45 per cent capacity for most of the days surveyed with spaces available for more casual and short-term parking for residents and visitors to Park 2. Even during the times when the Aquatic Centre carpark in Jeffcott Road was reaching capacity during the busiest times, the on-street car parking was not affected. It is concluded that the patrons and staff of the existing Adelaide Aquatic Centre are not parking in Barton Terrace West because the entrance to the existing Aquatic Centre is on the north side of the building.

Details of the car park design will be available in the Development Application which will be publicly notified in mid-2023. There are a range of design solutions to accommodate parking while not compromising the Park Land objectives, nor impact on adjacent residential streets. These solutions will be investigated further through design development.



Public Transport

- Concerns that there are inadequate public transport provisions to cater for increased patronage at the new Aquatic Centre.

Our Response

Public transport provision is outside the scope of the Code Amendment. However, there are a range of public transport options within walking distance of the Centre. Bus stops in Jeffcott Street, south of Barton Terrace West, provide a Go Zone bus route services and therefore a relatively convenient.

WSUD/Stormwater

- Support for the inclusion of Water Sensitive Urban Design (WSUD) and Biodiversity Sensitive Urban Design (BSUD) in the design and landscaping of the site.
- Amend the Sub Zone to support stormwater use for greening the site through active and passive watering and ensure impermeable surfaces are minimised in the area

Our Response:

Proposals to alter policies within the Park Lands Zone that apply generally are out of scope of this Code Amendment. However, when read as a whole the Code includes a range of policies that address stormwater management, water sensitive urban design, and protection of biodiversity. These policies will need to be considered in any future development application.

Land Use

- Concerns that the Code Amendment will result in the removal of policy from the Adelaide Park Lands Zone and that the Aquatic Centre Sub Zone will operate as an exemption to it, thereby diminishing the existing Park Lands Zone and permitting additional or inconsistent land uses
- Concerns that the Sub Zone's 'Desired Outcome' will allow the aquatic centre to be used as a function centre/entertainment centre
- Concern that policies in the Code Amendment would allow shops that are not appropriate for an Aquatic Centre. Suggest deletion of shops in the Aquatic Centre Sub Zone not being subject to DTS/DPF 1.2 and Remove reference to shops in DTS/DPF 1.3.

Our Response:

There is no proposal for the new Aquatic Centre to be used for major functions or public events such as rock concerts and music festivals. Some events such as school swimming carnivals and sporting club meets are expected in the new facility (as occurs today). The Adelaide Park Lands Zone does envisage 'special events' and the Park Lands are commonly used for this purpose.

However, it is recommended that this land use be removed from DTS/DPF 1.1 along with other uses already identified at the Zone level. This will make it clearer as to what additional uses are envisaged in this Sub Zone.

In relation to shops, the Code Amendment policy will allow a small shop as well as a café however the Sub Zone will not support shops that are not associated with the new Adelaide Aquatic Centre, such as a shopping strip or supermarket.

PO 1.3 ensures that non-recreational land uses are subordinate to the principal recreational use of the land and thus shops must be of a scale and design to service recreational activities. The allowance for small-scale shops enables users of the park to access drinks and food which activate and enhance the usability of the park lands. To provide greater certainty around the envisaged scale of shops, the DTS/DPF could be amended to include a 50 square metre maximum area for shops where they are stand alone. Offices, consulting rooms and creche facilities should also be under the main roof and thus part of the Aquatic Centre.

Recommendation

The following changes are recommended:

- Remove from DTS/DPF 1.1 land uses that are already listed in the Zone to avoid confusion that these uses are specifically envisaged in the Sub Zone (e.g. Special Events). Also remove gymnasium which technically falls under the definition of indoor recreation facility.
- Revise DTS/DPF 1.3 to require offices, consulting rooms and creche facilities to be under the main roof and subordinate to an indoor recreation facility that accommodates swimming, recreation and wellness facilities. Further, limit shops not under the main roof to 50m² consistent with other parts of the Park Lands.

Management of residential interface

- Suggestion that the Sub Zone should provide a greater separation from the Barton Terrace West of no less than 50 metres (the Council) /80 metres (residents), and include the current Aquatic Centre mounding
- Suggestion that the Sub Zone be relocated away from Barton Terrace West to address resident concern about parking, traffic and amenity.

Our Response:

The Code Amendment proposed to introduce a Concept Plan that will guide avenue tree planting and landscape buffers. The Sub Zone boundary was established to enable a range of works to be undertaken, including the construction of a new aquatic centre, demolition of the existing and its return to Park Lands, car parking and minor ancillary structures/ infrastructure (some of which may be temporary).

Key points:

- An analysis of overshadowing has shown that the road reserve width of 41.6m, plus a building setback, provides a significant setback between existing residential areas to the south and the possible location of the Adelaide Aquatic Centre.
- The massing of the new building can be mitigated through the retention of mature trees and landscaping along Barton Terrace West.
- The Adelaide Park Lands Zone policies promote buildings that are designed to sit within a Park Lands setting and that are designed to be viewed from different locations.
- There are specific policies in the Code that protect against Overshadowing, light spill and other interface issues with adjacent residential areas.
- The Adelaide Park Lands Zone, includes the following specific policy:

PO 2.4: Development sited and designed to minimise negative impacts on adjacent residential uses.

The Design Overlay includes additional policies to address these issues. However, to provide greater confidence to residents, a minimum 50-metre setback from Barton Terrace West is proposed to be shown on the Concept Plan. However, to accommodate this increased setback, there is a need to extend the Sub Zone boundary by 6 metres to the east.

Recommendation

It is recommended that the Concept Plan be altered as follows:

- Introduce a 50-metre setback from Barton Terrace West (measured from the back of kerb to main face of the building).
- Remove the 'Indicative Aquatic Centre Site' hatching from the car park area and increase the set back to Jeffcott Street.
- Extend the Sub Zone boundary to the east by six metres to allow for a design response that creates a visually appealing and functional entrance to the new Aquatic Centre.

Noise

- Concerns with noise from plant equipment, aquatic centre users, increased traffic and construction
- The acoustic assessment does not adequately consider the design parameters and plant requirements of a large-scale aquatic centre in particular air ventilation.

Our Response

As mentioned in the traffic report, the additional traffic movements generated from the proposed site are not expected to be at a level which is notable. Noise from construction is a matter outside the scope of this Code Amendment and is addressed under separate local government and environmental legislation.

In terms of operational noise, a detailed acoustic report will be required for the assessment of any noise generating activity in proximity to a residential area. Acoustic treatments can include a range of measures including façade treatments, internal engineering solutions, building orientation, mounding and landscape design and/ or careful placement of noise sources.

There are specific policies in the Code to address acoustic impacts:

Performance Outcome

PO2.1 Non-residential development does not unreasonably impact the amenity of sensitive receivers (or lawfully approved sensitive receivers) or an adjacent zone primarily for sensitive receivers through its hours of operation having regard to:

1. the nature of the development
2. measures to mitigate off-site impacts
3. the extent to which the development is desired in the zone
4. measures that might be taken in an adjacent zone primarily for sensitive receivers that mitigate adverse impacts without unreasonably compromising the intended use of that land.

PO 4.1 Development that emits noise (other than music) does not unreasonably impact the amenity of sensitive receivers (or lawfully approved sensitive receivers).

PO 4.3 Fixed plant and equipment in the form of pumps and/or filtration systems for a swimming pool or spa are positioned and/or housed to not cause unreasonable noise nuisance to adjacent sensitive receivers (or lawfully approved sensitive receivers).

Protection of Biodiversity

- Support for maintaining biodiversity by minimising impacts upon existing fig, pine and large Eucalyptus trees
- Request to amend PO 3.5 of the Park Lands Zone to better protect and improve native biodiversity by adding 'landscaping' to the PO wording.

Our Response:

The scope of this Amendment does not allow for alterations to the Adelaide Park Lands Zone that may apply outside of Park 2 and therefore PO 3.5 cannot be altered.

Recommendation:

It is recommended that the Concept Plan be altered as follows:

- Identify a key biodiversity area that includes high value biodiversity along Prospect Road
- Identify and protect additional tree plantings along the Adelaide Park Lands Trail.

Site Contamination

- Concern that LBWco site contamination investigations are not included in the Code Amendment.

- EPA recommends site investigations be undertaken on allotments where a previous contaminating activity occurred in 2011 as the Site Contamination Development Assessment Scheme requires site contamination assessment for development applications proposing a change of land use

Our Response:

The site contamination procedures will be complied with at the development application stage. The Preliminary Site Investigation has found no evidence of site contamination and as such any contamination issues are not significant and can be resolved through appropriate management in the development process. As such no changes are recommended to the Code Amendment.

Further, the *Planning, Development and Infrastructure (Site Contamination) Regulations*, the Code and Practice Direction 14: Site Contamination Assessment 2021 together provide an assessment framework to ensure site contamination is addressed. This includes the identification of any site contamination risks upfront, and referrals to the EPA when there are site contamination issues to be addressed. The Code includes the following policies:

Relevant Code Policies

Desired Outcome

DO 1 Ensure land is suitable for the proposed use in circumstances where it is, or may have been, subject to site contamination.

Performance Outcome

PO1.1 Ensure land is suitable for use when land use changes to a more sensitive use.

Sub Zone Boundary

- Concerns that the Sub Zone is excessive and significantly exceeds the footprint of the existing Aquatic Centre
- Requests that the Sub Zone should be confined to replacing the existing Aquatic Centre with its current built form footprint.

Our Response:

The area identified for the new Aquatic Centre Site in the Code Amendment is indicative and includes parking areas. The Sub Zone has been defined to align with the Park 2 allotment boundary to the south along Barton Terrace and west along Jeffcott St (this is important to ensure the boundary can be defined from a legal perspective). The Sub Zone includes areas for temporary works that may be associated with the aquatic centre redevelopment, including demolition of the existing site.

The site area will be determined through the Development Application Stage which is separate to the Code Amendment process. The Development Application will be publicly notified so that members of the community can have their say on the development to SCAP. This is currently planned for mid-2023 and will not occur until after the Code Amendment is finalised.

Recommendation

It is recommended that the Concept Plan be amended to:

- Remove the 'Indicative Aquatic Centre Site' hatching from the car park area and increase the set back to Jeffcott Street.
- Extend the Sub Zone boundary to the east by six metres to allow for a design response that creates a visually appealing and functional entrance to the new Aquatic Centre.

Technical Error

- It was noted that there was an anomaly in the Planning and Design Code that resulted in the policies for the Established Neighbourhood Zone and associated Overlays being applied to the subject land resulting in overlapping boundaries and two zones presenting for the aquatic centre site.

Our Response:

Planning and Land Use Services in the Department of Trade and Investment (DTI) were notified of the anomaly during the Code Amendment consultation period and a correction to the Planning and Design Code has now been undertaken.

Accepted Development

- The Code Amendment proposes that additional classes of development are classified as 'Accepted Development' in the Sub Zone. Temporary uses such as car parking facilities, buildings and structures related to construction facilities are not included in other zones within the Code and should be removed.
- The definition of Essential Infrastructure is broad and includes a range of uses that should not be accepted development. The inclusion of permanent forms of development as 'Accepted Development' in the park lands is inappropriate. The inclusion of 'Essential infrastructure' undermines the assessment framework in the PDI Act.

Our Response:

The range of uses defined as Essential Infrastructure was not intended to be captured as accepted development in this Code Amendment. Council in its technical changes has suggested that some additional criteria be applied to temporary structures related to construction activities. These changes have merit in providing greater confidence and certainty about what is envisaged and are therefore recommended.

Recommendation

It is recommended that the Code Amendment be amended to:

- Revise the land uses that are accepted development to reduce the scope of essential infrastructure and provide improved policy guidance.
- Add accepted assessment criteria to temporary development related to construction activities.

Public Notification

- That the Adelaide Aquatic Centre Sub Zone is added as an Exception (Column B) for the Class of Development listed in Clause 2 of Column A in Table 5 – Procedural Matters – Notification of the Adelaide Park Lands Zone.

Our Response:

The intention of this standard approach to public notification is to ensure that development is notified where the site of the development is adjacent to a site (or land) used for residential purposes in a neighbourhood-type zone and therefore has the potential to impact on it. This wording is consistent throughout the Code. Given that Park 2 is one allotment, this change is not considered necessary and public notification will be required.

Restricted Development Assessment Pathway

- Council has proposed that Table 4 be amended to capture broader appeal rights.

Our Response:

The listing of an envisaged use as Restricted Development is inconsistent with general practice where a development is envisaged by the Zone or Sub Zone.

8. Evaluation

8.1 Performance Indicators for Evaluation

In line with the Community Engagement Charter, the mandatory performance indicators have been used to evaluate engagement on this Code Amendment. These measures help to gauge how successful the engagement has been in meeting the Community Engagement Charter's principles for good engagement.

Evaluation of engagement by community members

The following performance indicators required an evaluation of responses from members of the community on the process of engagement. This includes an evaluation of whether (or to what extent) community members felt:

1. That the engagement **genuinely sought** their input to help shape the proposed Code Amendment.
2. They were given an adequate **opportunity to be heard**.
3. They were given **sufficient information** so that they could take an informed view.
4. **Informed** about why they were being asked for their view, and the way it would be considered.

This evaluation was undertaken through:

1. **Online survey (during engagement):** Inclusion of 3 evaluation questions as part of the online survey. Not all evaluation questions suggested in the Community Engagement Charter are appropriate to be asked until after the Code Amendment process has been completed. Those that were appropriate, were asked.

It is always challenging to get strong participation rates from evaluation surveys once respondents have already participated in an engagement. Therefore, this approach ensured we achieved some evaluation data, should participation be lower at later stages.

There was an average of 261 responses received to these questions. The questions were not mandatory.

2. **Post engagement survey:** A participant evaluation survey link was sent (by email or hard copy letter, depending on what contact information was available) to all who provided Code Amendment feedback during the engagement period.

16 response was received to the post engagement survey.

Evaluation of engagement by the designated entity

A further evaluation of the engagement process is required to be undertaken by (or on behalf of) the designated entity. The minimum performance indicators require an evaluation by the designated entity of whether (or to what extent) the engagement:

1. **Occurred early enough** for feedback to genuinely influence the planning policy, strategy or scheme.
2. **Contributed to the substance** of the final draft Code Amendment.
3. **Reached those identified** as communities or stakeholders of interest.
4. **Provided feedback to community** about outcomes of engagement.
5. Was **reviewed throughout** the process and **improvements put in place** or recommended for future engagement.

The evaluation of the engagement was undertaken by the consultant project managers, on behalf of the designated entity. The completed Evaluation Forms are presented in **Appendix F**.

8.2 Evaluation Results

The following is a summary of the evaluation of the engagement against the five principles of the Community Engagement Charter. These results reflect data captured in the online survey (during engagement), and the post engagement survey. All questions were presented as a Likert scale with respondents being able to choose from 'strongly agree', 'agree', 'not sure', 'disagree', or 'strongly disagree'.

A total of 261 responses were received to the evaluation questions in the engagement survey and 16 responses were received via the post engagement survey. Table 5 presents the engagement survey results for the evaluation questions and Table 6 presents the results of the post engagement survey. Due to the low number of responses to the post engagement survey, caution is advised in drawing any conclusions about trends of responses in Table 6.

Table 5 Evaluation survey results (during engagement)

Evaluation Statement	Yes	No	Unsure
I received/was provided with sufficient information to make an informed view about what is proposed as part of the Code Amendment	65.3%	20.5%	14.3%
I understand why I have been asked for my feedback and how it will be considered in determining the outcome of the Code Amendment	80.6%	5.3%	14.1%
I am confident that my views will be heard during the engagement	18.4%	47.1%	34.5%

Table 6 Post engagement evaluation survey results

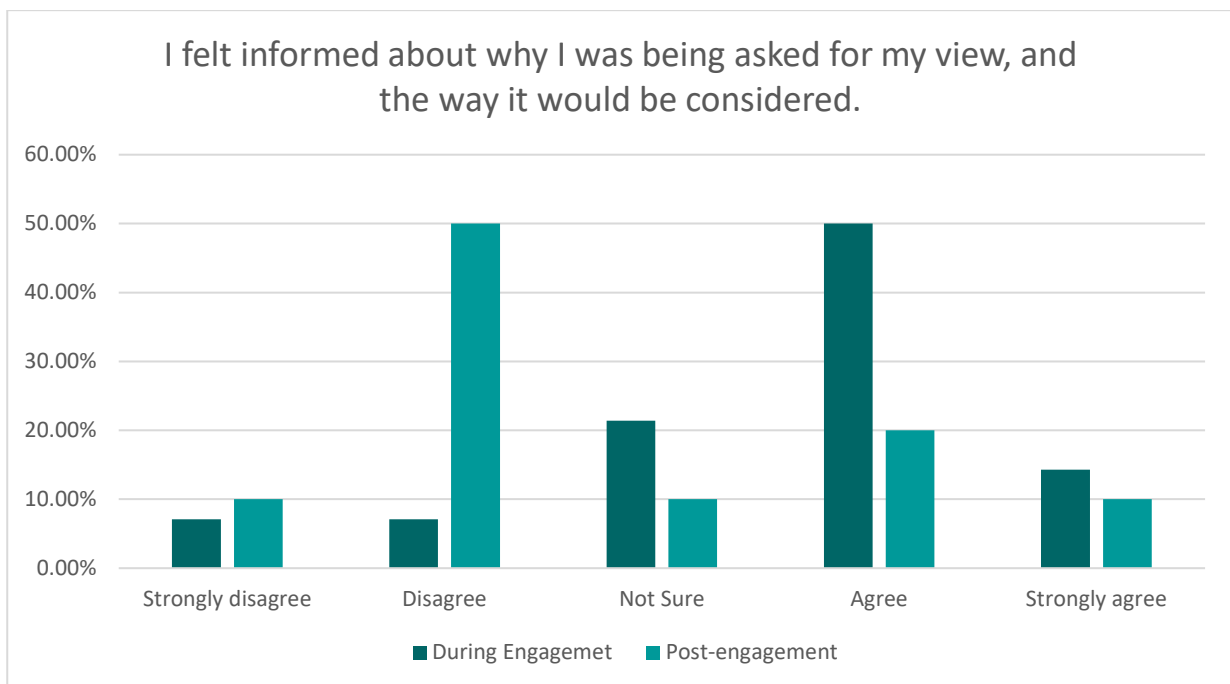
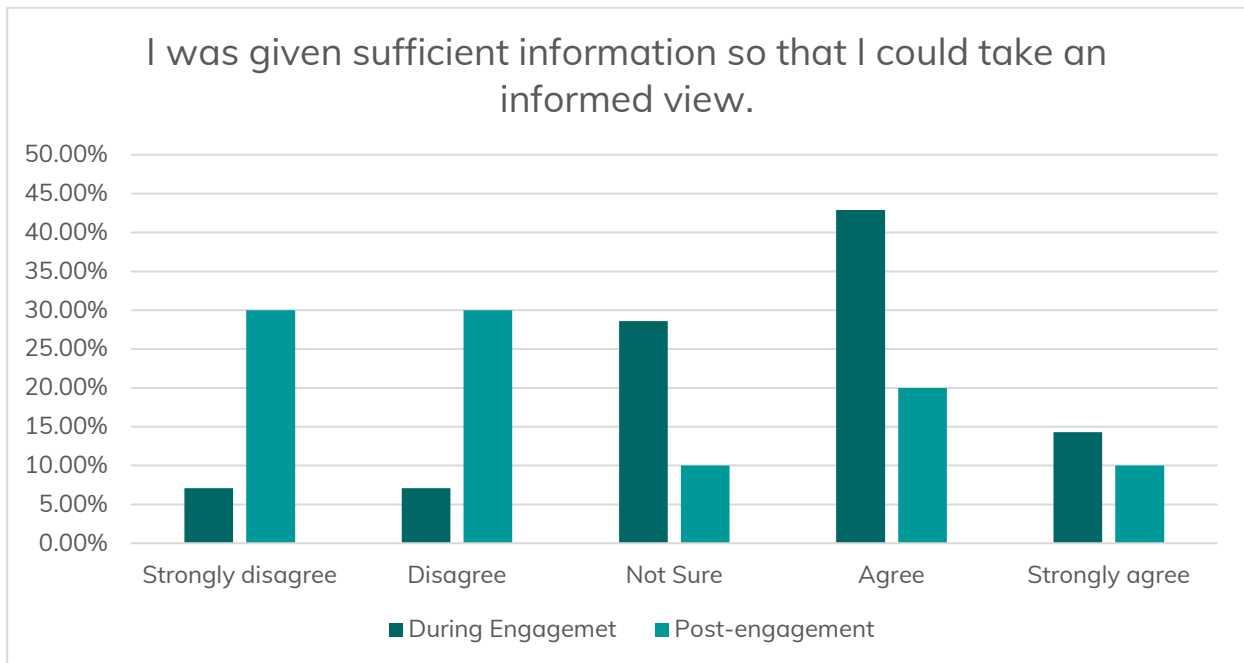
Evaluation Statement	Strongly Agree	Agree	Not Sure	Disagree	Strongly Disagree
Were you able to conveniently and easily access information about the Code Amendment?	0%	69%	6%	6%	19%
Was the information easy to understand?	6%	56%	6%	13%	19%
Did the information enable you to respond with informed feedback?	13%	50%	6%	13%	19%

The post engagement survey results also provided the following insights:

- 38% of people found out about the Code Amendment via word of mouth, 32% via a letter in the mail and 32% by other ways such as email or directly from a stakeholder organisation.

- 56% of people who participated in the Code Amendment did so via written submission and/or online survey.

Most respondents that completed the evaluation questions during engagement, agreed that they were given sufficient information to take an informed view and that they felt informed about why they were being asked their view and how it would be considered. Those that completed the survey post-engagement did not agree as strongly with these statements. This is demonstrated in the below figures.



8.3 Evaluation Results – Designated Entity

The following results were captured via survey with the engagement project manager Anna Deller-Coombs, Associate Director, URPS representing the designated entity.

8.3.1 Engagement is genuine

This Community Engagement Charter principle seeks views on whether engagement occurred before or during the drafting of the planning policy, strategy or scheme when there was an opportunity for influence.

Question: ‘Engagement occurred early enough for feedback to genuinely influence the planning policy, strategy or scheme’

The project engagement manager noted that the Code Amendment was preceded by several other engagement processes which provided opportunities early for community and stakeholder input including engagement around the location of the new aquatic centre in July 2022, engagement on what people would like to see and do in the new centre in November 2022 and regular engagement with interested stakeholders and community outside the formal engagement periods.

Question: ‘Engagement contributed to the substance of the final plan’

The project engagement manager felt the engagement contributed to the substance of the final plan ‘in a moderate way’. Where changes haven’t been made in response to feedback it was suggested that this is due to issues that are out of scope of a Code Amendment, i.e. addressed through the concept design or development application stage.

8.3.2 Engagement is inclusive and respectful

This Community Engagement Charter principle seeks views on whether affected and interested people had the opportunity to participate and be heard.

Question: ‘The engagement reached those Identified as the community of Interest’

The project engagement manager responded to this question with – ‘representatives from most community groups participated in the engagement’.

The project engagement manager identified that there was strong engagement from a range of groups that use the Aquatic Centre including sporting clubs, recreational groups, disability service providers and peak bodies in addition to resident groups and individuals who live near the site.

8.3.3 Engagement is informed and transparent

This Community Engagement Charter principle seeks views on whether engagement included ‘closing the loop’. It also seeks to understand whether engagement included activities that ‘closed the loop’ by providing feedback to participants/ community about outcomes of engagement.

Question: ‘Engagement provided feedback to community about outcomes of engagement’

The project manager advised that feedback about the outcomes of the engagement will be prepared and distributed to participants once the Minister has considered the Code Amendment and the outcome is known.

8.3.4 Engagement processes are reviewed and improved

This Community Engagement Charter principle seeks views on whether the engagement was reviewed and improvements recommended.

Question: Engagement was reviewed throughout the process and improvements put in place, or recommended for future engagement

The engagement project manager acknowledged that processes were reviewed throughout the engagement with recommendations made in a systematic way.

Weekly meetings with the engagement and project team ensured engagement was tracked and assessed. This led to the additional distribution of an FAQ to address misinformation being circulated to the community as well as additional staffed pop-up information stands at the centre.

Feedback from the community also provided another improvement to ensure that the web address displayed in printed collateral is not underlined as some members of the community found this difficult to read.

The engagement process was adaptive and provided a range of different methods for people to raise their questions or concerns. This made sure that there were continued opportunities for the community to be engaged in the process and easily access information.

8.3.5 Charter is valued and useful

This Community Engagement Charter principle seeks views on whether the engagement is facilitated and valued by planners.

Question: 'Identify key strength of the Charter and Guide' and 'Identify key challenge of the Charter and Guide'

The project engagement manager identified that a key strength of the Community Engagement Charter and Guide was that engagement processes are reviewed and improved. The ability to adapt the engagement approach on the go during engagement helped raise greater awareness of the Code Amendment with impacted communities.

The project engagement manager stated that a key challenge of the Community Engagement Charter is that engagement is fit for purpose. Code Amendments by their nature are abstract, technical and difficult to relate to as they concern planning policy and rules. Many people spoken to during the engagement were more interested in what the new aquatic centre would look like and what facilities it would contain, than the proposal to amend planning policies in the Planning and Design Code.

9. Conclusion

9.1 Summary

Careful consideration has been given to the feedback received during the engagement process. It is important to note that much of the feedback included topics that were outside the scope of the Code Amendment engagement such as the proposed location of the new Aquatic Centre.

Given the nature of the Planning and Design Code being a statutory policy document, it is challenging to explain all the design policies to the community, however face-to-face engagement tactics such as doorknocking of local residences and the pop up display at the Aquatic Centre were useful ways to convey some of this detail to the community.

Where submissions addressed changes to the planning rules, planning policies and/or the proposed concept plan, they have been fully considered and responded to.

In general, the community sought more detail on a range of elements that would ordinarily be considered at the development application stage. Examples of this include the design of the new Aquatic Centre, its size, height and other specifications relating to car parking, landscaping and tree removal. From a Code Amendment perspective, the resolution of these issues will occur at a later stage when the Aquatic Centre concept design and development application is assessed against the range of provisions within the Planning and Design Code.

9.2 Recommended Amendments

As a result of the issues raised during the Code Amendment consultation, we are recommending the following changes:

- **AMEND DO1** to improve policy expression:

DO 1	A recreation precinct that is a destination for quality leisure, recreation, health and wellness, and sport.
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- **AMEND DO2** to strengthen the reference to the National Heritage Values of the Adelaide Park Lands:

DO 2	Exemplary buildings that are respectful of the National Heritage Values of the Adelaide Park Lands.
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- **AMEND DTS/DPF** to remove land uses that are already listed in the Zone and gymnasium which technically falls under the definition of indoor recreation facility.

Land Use and Intensity	
PO 1.1 A range of open space, recreation and/or sport facilities.	DTS/DPF 1.1 Development comprises one or more of the following (which are additional to those development types listed in DTS/DPF 1.1 of the Adelaide Park Lands Zone): <ul style="list-style-type: none">• Consulting room• Office• Indoor recreation facility

	<ul style="list-style-type: none"> • Lighting • Swimming pool.
--	--

- Amend PO 1.2 to improved policy expression:

<p>PO 1.2</p> <p>An indoor recreation facility accommodating swimming, recreation and wellness facilities.</p>	<p>DTS/DPF 1.2</p> <p>None are applicable.</p>
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- AMEND DTS / DPF 1.3 to require offices, consulting rooms and creche facilities to be under the main roof and subordinate to and indoor recreation facility that accommodates swimming, recreation and wellness facilities. Limit shops not under the main roof to 50m2:

<p>PO 1.3</p> <p>Non-recreation land uses subordinate to the principal recreational use of the land.</p>	<p>DTS/DPF 1.3</p> <p>Offices, consulting rooms, or creche facilities that are under the main roof of and subordinate to an indoor recreation facility that accommodates swimming, recreation and wellness facilities.</p> <p>Shops:</p> <ol style="list-style-type: none"> 1. Are ancillary to a recreational use, club or sporting facility and do not exceed 50m2 in gross leasable floor space; or 2. Under the main roof of an indoor recreation facility that accommodates swimming, recreation and wellness facilities.
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- Amend PO1.6 and Renumber to PO1.4 to more specifically seek the return of the existing aquatic centre to Park Lands, including reinstatement of multipurpose ovals (soccer/cricket) for outdoor passive and active recreation, sport and /or ancillary uses

<p>PO 1.4</p> <p>Redevelop the Return to Park Lands Area, as shown on Concept Plan X, for multipurpose ovals (soccer/cricket) and outdoor passive and active recreation, sport and /or ancillary uses.</p>	<p>DTS/DPF 1.4</p> <p>None are applicable.</p>
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- **INSERT section 'Design and Siting as follows** to address design and siting, including stronger references to the landscaped setting and avenue tree planting along key pedestrian and cyclist pathways.

Design and Siting	
<p>PO 1.5</p> <p>Buildings are fit for purpose while minimising the building footprint on the landscaped and open setting of the Adelaide Park Lands.</p>	<p>DTS/DPF 1.5</p> <p>None are applicable</p>
<p>PO 1.6</p> <p>Buildings are designed to be viewed from all perspectives and have strong connections to land within the surrounding precinct.</p>	<p>DTS/DPF 1.6</p> <p>None are applicable.</p>
<p>PO 1.7</p> <p>Development is responsive to and is enhanced by its landscape setting.</p>	<p>DTS/DPF 1.7</p> <p>None are applicable.</p>
<p>PO1.8</p> <p>Provide tree planting along key pedestrian and cycle pathways to enhance amenity and legibility.</p>	<p>DTS/DPF 1.8</p> <p>None are applicable.</p>

- **AMEND PO1.4** to require development to minimise the extent as well as the general impact of car parking.

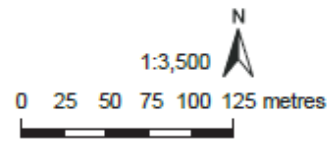
<p>PO 1.10</p> <p>Minimise the extent and impact of car parking on the Adelaide Park Lands through landscaping and other design strategies.</p>	<p>DTS/DPF 1.10</p> <p>None are applicable.</p>
--	--

- **AMEND** the Concept Plan and Sub Zone boundary as follows (see Figure 3):
 - Amend the potential area within which the new Aquatic Centre can be sited by:
 - Introducing a 50-metre setback from Barton Terrace West (measured from back of kerb to main face of the building)

- Removing the 'Indicative Aquatic Centre Site' hatching from the car park area and increasing the set back to Jeffcott Street.
- Separately identify the future Adelaide Park Lands Trail connection.
- Identify Avenue Tree Planting located along the diagonal path that runs from O'Connell Street to the southeast corner of the existing Aquatic Centre.
- Minor improvements to the existing car park, including a slight extension to the east.
- Identify key biodiversity areas for protection along O'Connell Street.
- Extend the Sub Zone boundary to the east by six metres to allow for a design response that creates a visually appealing and functional entrance to the new Aquatic Centre.



- Concept Plan Boundary
- ↔ Indicative Vehicle Access Point
- ➔ Pedestrian Entry
- Pedestrian Connection
- ⋯ Indicative Adelaide Park Lands Trail
- CP Existing and Future Car Parking
- Indicative Aquatic Centre
- Avenue Trees for Protection
- Return to Park Lands Area
- Biodiversity Area for Protection



Concept Plan X Adelaide Aquatic Centre

Figure 3 Concept Plan

Appendix A – Collateral and Catchments

- Letter to key stakeholders (including Kaurna Yerta Aboriginal Corporation and telecommunication providers)
- Letter to adjoining properties
- Letter to absent owners
- Fact Sheet
- FAQ
- Doorknocking and mailout catchment



Enquiries to dit.officeofthechiefexecutive@sa.gov.au

OFFICE OF THE CHIEF
EXECUTIVE

83 Pirie Street
Adelaide SA 5000

GPO Box 1533
Adelaide SA 5001

Mr Les Wanganeen & Ms Rosalind Coleman
Kaurna Yerta Aboriginal Corporation
L4, 345 King William Street
Adelaide SA 5000

ABN 92 366 288 135

Email: lwanganeen.kyac@gmail.com
Rosalindc.kyac@gmail.com

Dear Mr Wanganeen & Ms Coleman

ADELAIDE AQUATIC CENTRE DEVELOPMENT – CODE AMENDMENT

I am writing to advise you that community consultation on the proposed amendment to the Planning and Design Code (the Code) to support the development of the new Adelaide Aquatic Centre will be undertaken over a six week period commencing Monday, 23 January 2023, to Monday, 6 March 2023.

The South Australian Government has committed \$80 million to build the new Adelaide Aquatic Centre in the Adelaide City Northern Park Lands at Pardipardinyilla / Denise Norton Park (Park 2).

The Code Amendment will support and facilitate the development of the new Adelaide Aquatic Centre on land immediately south of the existing Adelaide Aquatic Centre. It will also allow for the land currently occupied by the existing Adelaide Aquatic Centre to be returned to Park Lands.

Specifically, the Code Amendment proposes to:

- Introduce a new Sub Zone that provides policy guidance for the development of the new Adelaide Aquatic Centre.
- Introduce a concept plan that will support development of the site and may indicate vehicle entry points, car parking, building location, public open space, and pathways through the site.
- Remove policies that refer to the Adelaide Aquatic Centre site that are no longer relevant.
- List some minor and/or temporary works that are required to build the new facility (e.g. temporary fencing and car parking).

OFFICIAL

In undertaking this rezoning, it is important to note that the State Government has committed to vehicle entry via Jeffcott Road for the new Adelaide Aquatic Centre. There will be no vehicle entry from Barton Terrace West.

Additionally, the row of trees along Barton Terrace West and Jeffcott Road will be retained and semi-mature trees will also be planted on the site. As such there will be no net loss of Park Lands through the development of the new Adelaide Aquatic Centre as the existing centre will be demolished and returned to Park Lands once the new centre is built.

As the designated entity for the Code Amendment, the Department for Infrastructure and Transport has commissioned URPS to lead the community consultation program ensuring that it is undertaken in accordance with the Community Engagement Charter.

Should you wish to make a time to discuss the proposed Code Amendment during the consultation period please contact URPS Principal Consultant Emma Williams on 8333 7999 or via email feedback@codeamendments.com.au.

I have enclosed an Adelaide Aquatic Centre Code Amendment Factsheet which details the scope of the Amendment, proposed policy changes and the engagement approach. We would welcome your feedback on the proposed Code Amendment.

Thank you for your interest in this project to date and your ongoing support.

Yours sincerely



Jon Whelan
Chief Executive

18 January 2023

23 January 2023



URPS

Adelaide
12/154 Fullarton Rd
Rose Park, SA 5067

08 8333 7999

Melbourne
29-31 Rathdowne St
Carlton, VIC 3053

03 8593 9650

urps.com.au

Dear Valued Stakeholder,

Proposed Code Amendment – Adelaide Aquatic Centre

I write to let you know that the Adelaide Aquatic Centre Code Amendment has been released for public consultation. A Code Amendment is the process undertaken to rezone land.

We welcome your feedback on the proposed Code Amendment and have enclosed a fact sheet which explains what a Code Amendment is, and the changes proposed.

In undertaking this rezoning, it is important to note that the State Government has committed to vehicle entry via Jeffcott Road for the new aquatic centre. There will be no vehicle entry from Barton Terrace West.

Additionally, the row of trees along Barton Terrace West and Jeffcott Road will be retained and semi-mature trees will also be planted on the site. As such there will be no net loss of Park Lands through the development of the new aquatic centre as the existing centre will be demolished and returned to Park Lands once the new centre is built.

You can provide feedback on the Code Amendment in the following ways:

- Via our online survey or submission form available at plan.sa.gov.au/en/code_amendments/on-consultation – or by scanning the QR Code on the enclosed fact sheet.
- By email to feedback@codeamendments.com.au
- In writing, addressed to *Adelaide Aquatic Centre Code Amendment* – Suite 12, 154 Fullarton Road, Rose Park, SA 5067

In addition, should you wish to make a time to discuss the Code Amendment during this consultation period – please contact me on 8333 7999 or via the email above.

This consultation is being managed by URPS on behalf of the Department for Infrastructure and Transport – the Designated Entity responsible for the preparation of the Code Amendment.

Please note, consultation closes at **5pm on Monday, 6 March 2023**.

I would be pleased to assist you with any questions you may have about the Code Amendment on 8333 7999.

Yours sincerely

Emma Williams
Principal Consultant

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).



URPS

23 January 2023

Dear Neighbour

Adelaide
12/154 Fullarton Rd
Rose Park, SA 5067
08 8333 7999

Melbourne
29-31 Rathdowne St
Carlton, VIC 3053

03 8593 9650

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Proposed Code Amendment – Adelaide Aquatic Centre

As a local neighbour, I write to let you know that the Adelaide Aquatic Centre Code Amendment has been released for public consultation. A Code Amendment is the process undertaken to rezone land.

We welcome your feedback on the proposed Code Amendment and have enclosed a fact sheet which explains what a Code Amendment is, and the changes proposed.

In undertaking this rezoning, it is important to note that the State Government has committed to vehicle entry via Jeffcott Road for the new Aquatic Centre. There will be no vehicle entry from Barton Terrace West.

Additionally, the row of trees along Barton Terrace West and Jeffcott Road will be retained and semi-mature trees will also be planted on the site. As such there will be no net loss of Park Lands through the development of the new Aquatic Centre as the existing centre will be demolished and returned to Park Lands once the new Centre is built.

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In addition, should you wish to make a time to discuss the Code Amendment during this consultation period – please contact me on 8333 7999 or via the email above.

This consultation is being managed by URPS on behalf of the Department for Infrastructure and Transport – the Designated Entity responsible for the preparation of the Code Amendment.

Please note, consultation closes at **5pm on Monday, 6 March 2023**.

I would be pleased to assist you with any questions you may have about the Code Amendment on 8333 7999.

Yours sincerely

Emma Williams
Principal Consultant

23 January 2023

NAME
STREET ADDRESS
SUBURB
STATE POSTCODE

Dear Sir/Madam

Proposed Code Amendment – Adelaide Aquatic Centre

As a local property owner, I write to let you know that the Adelaide Aquatic Centre Code Amendment has been released for public consultation. A Code Amendment is the process undertaken to rezone land.

We welcome your feedback on the proposed Code Amendment and have enclosed a fact sheet which explains what a Code Amendment is, and the changes proposed.

In undertaking this rezoning, it is important to note that the State Government has committed to vehicle entry via Jeffcott Road for the new aquatic centre. There will be no vehicle entry from Barton Terrace West.

Additionally, the row of trees along Barton Terrace West and Jeffcott Road will be retained and semi-mature trees will also be planted on the site. As such there will be no net loss of Park Lands through the development of the new aquatic centre as the existing centre will be demolished and returned to Park Lands once the new centre is built.

You can provide feedback on the Code Amendment in the following ways:

- Via our online survey or submission form available at plan.sa.gov.au/en/code_amendments/on-consultation – or by scanning the QR Code on the enclosed fact sheet.
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Please note, consultation closes at **5pm on Monday, 6 March 2023**.

I would be pleased to assist you with any questions you may have about the Code Amendment on 8333 7999.

Yours sincerely,



Emma Williams
Principal Consultant



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FACT SHEET

Adelaide Aquatic Centre Code Amendment

Introduction

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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).

Adelaide Aquatic Centre Code Amendment Consultation FACT SHEET

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.

Adelaide Aquatic Centre Code Amendment Consultation FACT SHEET



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.

FREQUENTLY ASKED QUESTIONS

Adelaide Aquatic Centre Code Amendment



The South Australian Government has committed \$80 million to design and build an Adelaide Aquatic Centre in the Adelaide City northern Park Lands at Pardipardinyilla / Denise Norton Park (Park 2).

Where is the Aquatic Centre project up to?

The new Adelaide Aquatic Centre is currently in the planning and design stage. As well as designing the new centre, the Department for Infrastructure and Transport (the Department) are also proposing changes to the planning rules to enable the new centre to be built and the existing centre to be returned to Park Lands.

Has the new Adelaide Aquatic Centre already been designed?

No. The design for the new centre is currently being developed. The proposed design is expected to be released in mid-2023.

What is a Code Amendment?

The Planning and Design Code (the Code) sets out the rules that determine how land can be used in South Australia and what can be built on it. Changing the rules in the Code is called a 'Code Amendment'. It can also be referred to as a 'rezoning'.

Why is a Code Amendment needed?

A Code Amendment is required to change the planning rules that currently apply to Pardipardinyilla/ Denise Norton Park (Park 2) where the new Adelaide Aquatic Centre will be located. It is important that the Department undertake this Code Amendment to ensure the right planning policies are in place to allow for the new aquatic centre to be designed and built.

Why has this site been chosen?

The selected location for the new Aquatic Centre, immediately south of the existing centre, will allow the existing carpark to be utilised where possible and ensure the existing row of trees along Barton Terrace West is retained. The location was selected following extensive community engagement during June and July 2022, where nearly 1000 submissions were received and independently verified by a Community Reference Group.

What does the Code Amendment propose?

The Code Amendment proposes to retain the aquatic centre site in the Adelaide Park Lands Zone and include new policies to guide development of the new facility as well as return the existing aquatic centre site to Park Lands. The Code Amendment proposes to introduce a new sub zone and a Concept Plan which will provide specific guidelines for building the new aquatic centre.

What are the specific changes proposed in the Code Amendment?

The Code Amendment seeks to amend the Adelaide Park Lands Zone to:

- Introduce a new Adelaide Aquatic Centre Sub Zone that will provide policy guidance for the development of the new Adelaide Aquatic Centre.
- Introduce a Code Concept Plan that will support development of the site and may provide a guide on vehicle entry points, car parking, building location, public open space, tree avenues to be protected and pathways through the site.
- Remove policies that refer to the existing Adelaide Aquatic Centre site that are no longer relevant.
- List some minor and/or temporary works that are required to build the new facility (e.g. temporary fencing and car parking).

How will the Code Amendment protect the Park Lands?

The South Australian Government has committed to no net loss of Park Lands for this project. The Code Amendment includes a Concept Plan which will ensure that important avenues of trees are protected, including the row of trees on Barton Terrace West and Jeffcott Road.

It will also identify vehicle access points, car parking and the location of the building on the site, ensuring the Park Lands are protected. At the completion of construction of the new centre, the existing Adelaide Aquatic Centre will be demolished and returned to Park Lands.

Will the new Aquatic Centre host major events and functions?

There is no proposal for public events such as rock concerts and music festivals to be held in the new Aquatic Centre. Some events such as school swimming carnivals and sporting club meets are expected in the new facility.

Will the new Adelaide Aquatic Centre include shops?

The Code Amendment policy will allow a small shop as well as a café however the Sub Zone will not support shops that are not associated with the new Adelaide Aquatic Centre, such as a shopping strip or supermarket.

What involvement will the community have in the design of the new Adelaide Aquatic Centre?

The Department heard from over 1200 people via face to face and on-line survey as well as peak sporting bodies during November and December 2022 about what kind of facilities and experiences users of the existing centre wanted in the new centre as well as what the building could look like. This feedback is now being considered by the design team.

There will be additional opportunities in the future to provide feedback on the design of the new Adelaide Aquatic Centre.

What planning approvals are required for the new Aquatic Centre?

Once the centre is designed, a Development Application will be prepared for assessment by the State Commission Assessment Panel (SCAP). The Development Application will be publicly notified so that members of the community can have their say on the development to SCAP. This is currently planned for mid-2023 and will not occur until after the Code Amendment is finalised.

When can I have my say about the Code Amendment?

The Adelaide Aquatic Centre Code Amendment is currently open for feedback until Monday, 6 March 2023.

Where can I access information about the Code Amendment?

Information about the Code Amendment can be found at plan.sa.gov.au/en/ca/consultation included on this page is a detailed Proposal to Initiate document.

You can also access this information by scanning this QR code which will take you directly to the Code Amendment on the PlanSA portal:



A hard copy of the Code Amendment can also be viewed at the Adelaide Aquatic Centre and the City of Adelaide.

How can I provide my feedback on the Code Amendment?

Providing your feedback is easy. You can provide feedback about any of the changes proposed in the Code Amendment in the following ways:

- a) Via our online survey or submission form available at plan.sa.gov.au/en/ca/consultation
- b) Via email to feedback@codeamendments.com.au
- c) In writing, addressed to:
Adelaide Aquatic Centre Code Amendment
Suite 12, 154 Fullarton Road
Rose Park SA 5067

You may also like to speak with a project team representative about the Code Amendment by:

- d) By calling (08) 8333 7999
- e) 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 at feedback@codeamendments.com.au
- f) In person at the pop-up information stand in the foyer of the aquatic centre from 15 to 25 February.

How will my feedback be used?

All feedback will be included in a detailed Engagement Report and provided to the Minister for Planning, who is the decision maker the Code Amendment.

Will I be notified of the outcome?

Once a decision is made by the Minister, the outcome, and a copy of the Engagement Report, will be published on the PlanSA Portal. People who have provided a submission will also be directly notified of the outcome.

How do I register for more information?

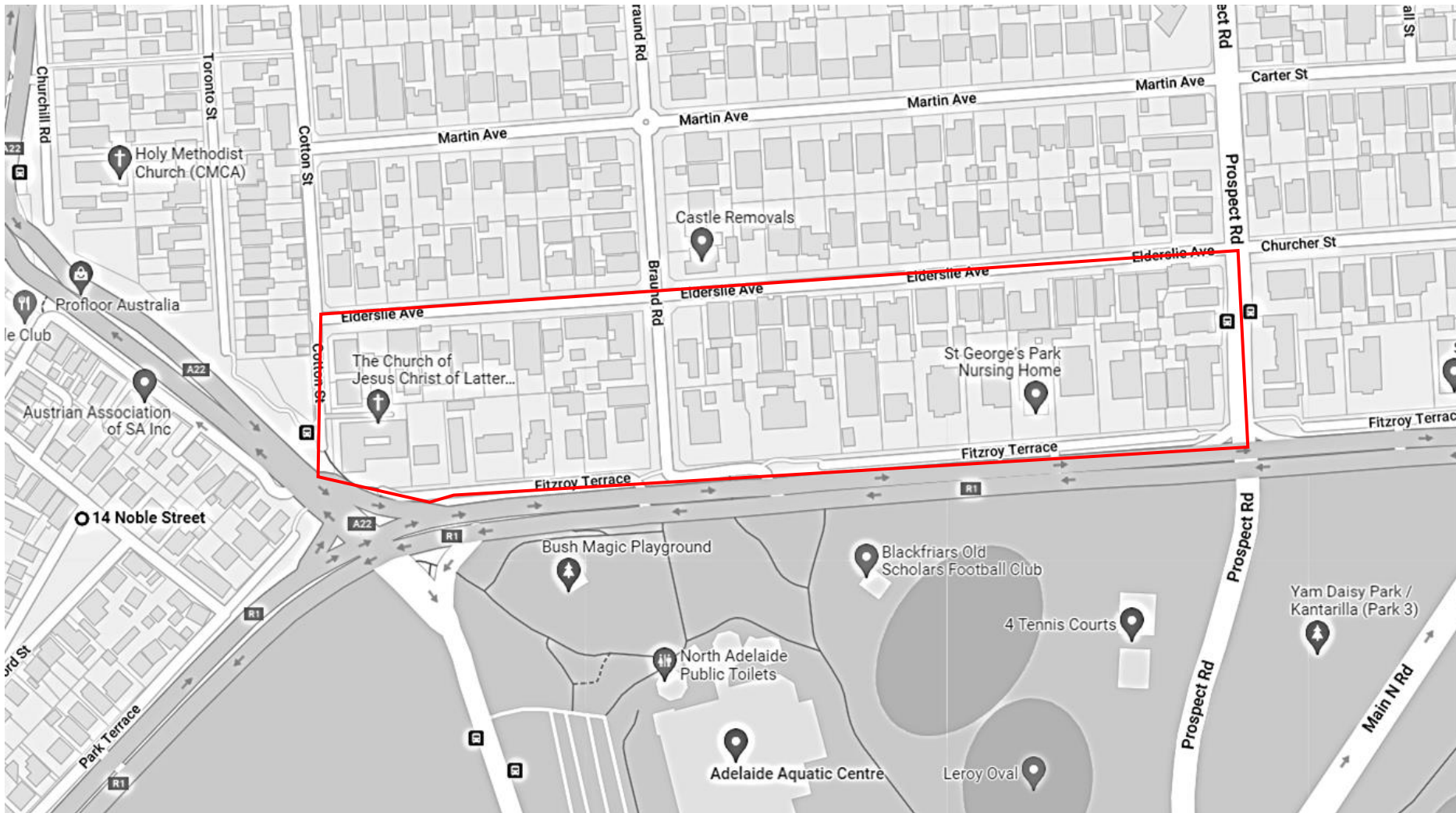
To register for project information, please visit dit.sa.gov.au/aac and select *Keep up to date and subscribe*.

For general project enquiries please call 1300 794 880 or email us at DIT.Engagement@sa.gov.au

Map 1



Map 2



Appendix B – Written Submissions

Stakeholder summary feedback | Adelaide Aquatic Centre Code Amendment

Author	Comment
Lord Mayor Adelaide City Council (including advice from Kadaltilla	Council shares the views of Kadaltilla / Park Lands Authority that the Code Amendment is not necessary as current planning provisions allows for development on Park 2.
	Council is committed to minimising building footprints, carparking, shops and other land uses in the Park Lands and welcomes Govt commitment to 'no net loss of Park Lands'.
	Council provides in-principle support for a new aquatic centre subject to: <ul style="list-style-type: none"> • No net loss of Park lands • Further consideration of location • Same or smaller building footprint • Interface management to minimise impact on residents • Commitment to working on the broader master planning of the area.
	Council's detailed policy response and CA recommendations, include: <ul style="list-style-type: none"> • Use of Adelaide Park Lands Building Design Guidelines • Relocation of Sub Zone away from Barton Terrace to address resident concern about parking, traffic and amenity • Address key issues of built form footprint and set backs, transport and car parking and environmental standards.
	Advice from Kadaltilla/Parklands Authority <ol style="list-style-type: none"> 1. Does not support <ul style="list-style-type: none"> • the removal of policy from the Adelaide Park Lands Zone • does not support the exclusion of the Aquatic Centre Sub Zone from the Parklands Zone DPF 1.2 and POS 1.7 and 5.3
	<ol style="list-style-type: none"> 2. If Sub Zone proceeds, recommends: <ul style="list-style-type: none"> • PO1.6 is strengthened to require rehabilitation of existing site to outdoor recreation within 2 years of new centre opening. • Concept plan is amended to remove 'indicative aquatic centre site' blue hatching from the carparking area.
	<ol style="list-style-type: none"> 3. Reiterate the importance of <ul style="list-style-type: none"> • Alignment with design guidelines • Inclusion of DTS/DPF in PO of the subzone • Integration of built form in landscape • Setbacks from adjacent residential areas • Building envelope and built form massing • Residential interface treatments • Water sensitive, biodiversity and climate positive development
<ol style="list-style-type: none"> 4. The need to meet Federal govt obligations under EPBC Act and mitigate impact on the National Heritage listing by: <ul style="list-style-type: none"> • Delineating Park Lands from built form through a landscape buffer • Minimising impact of built form and carpark on open woodland landscape 	
<ol style="list-style-type: none"> 5. Consider the following for the precinct: <ul style="list-style-type: none"> • Opportunity to recognise Aboriginal cultural in design • Connectivity within and surrounding the site • Avenue tree planning for all existing and new pathways • Retention of significant and regulated trees, and additional tree planning along Barton Terrace West and Jeffcott St • Reinstatement of multipurposed ovals and new fitness circuit • Expansion and integration of Bush Magic Playspace 	
<ol style="list-style-type: none"> 6. Reaffirm the role of Kadaltilla in providing advice to Government on matters affecting the Park Lands, and the need for greater engagement with Kadaltilla on: <ul style="list-style-type: none"> • The development of a Master Plan for Park 2 • The concept designs ahead of a Development Application being submitted. 	

Author	Comment
Epic Energy	Epic Energy does not have any infrastructure located in this area and therefore has no comment on the proposed code amendment.
Association of Independent Schools of SA	Provided advice that information on the Code Amendment would be distributed in the SA Independent Schools newsletter on 15 Feb 2023.
Determined 2	Acknowledged receipt of Code Amendment information
Underwater Hockey	Would like to see the carpark upgraded. Understands it will be in the same location but needs to be improved in both design and size.
Triathlon Aust	We wish to voice our full support for the project as proposed and we see no other feasible way to construct a centre that meets community needs now and into the future, aligns with the 30-year plan for greater Adelaide, establishes continuity of services for the community and respects the vital place that parkland plays in Adelaide's heritage, environment and community harmony.
Adelaide Vikings (7 submissions)	Fully endorse the Code Amendment proposed to amend the Adelaide Park Lands Zone, including introduction of the new Sub Zone and Concept Plan.
Waterpolo SA	No objection to the Code Amendment was raised however the feedback indicated that members were more interested in the design of the new facility.
Sports Association for Adelaide School	<p>Supports the new building and location for the Aquatic Centre in Park 2, however concerned with the loss of playing fields, specifically that the new build will result in 2-3 soccer and 2 cricket ovals lost as these grounds are used all year round by schools and community groups, and are at a premium for junior and senior sport.</p>  <p>Wants to see the area of the current AAC building site used to replace the lost playing fields once returned to park lands.</p>  <p>Affected Area and Proposed Adelaide Aquatic Centre Sub Zone</p>
The North Adelaide Society	<p>TNAS' primary position is that a new aquatic centre should be established on a brownfield site off the Adelaide Park Lands. It does not support the Code Amendment on the following grounds:</p> <p>The Planning and Design Code currently allows for redevelopment of the current aquatic centre / a replacement centre on Park, therefore amending the Code is not necessary.</p>

	The proposed Adelaide Aquatic Sub Zone will operate as an exception to, and thus diminish, the existing Park Lands Zone Overlay, permitting additional land uses or uses inconsistent with the current Overlay.
	The new sub zone boundary is grossly excessive and will significantly exceed the footprint of the existing Adelaide Aquatic Centre and a sizeable proportion of Park 2 about ~35-40% (~6.7ha of 17 ha); there is no undertaking to reduce the size of the sub zone to encompass only the footprint of the new centre.
	The sub zone's "Desired Outcome" is not for an "Aquatic Centre" but rather "A recreation precinct that is a destination for quality leisure, recreation, health and wellness and active sport" that enables a raft of additional land uses and "deemed to satisfy" performance outcomes.
	The application has been made by a servant of the Crown (CE of DIT) for purposes of the Crown developing and operating an Aquatic Centre on the Adelaide Park Lands (APL) and the application is to be determined by a Minister of the Crown. (Implies there is a Conflict of Interest)
	The Proposal to Initiate does not refer to the costs allocated to the development and construction of a replacement Adelaide Aquatic Centre; the demolition of the existing Centre; and the revegetation of the land following demolition.
	The basis for the code amendment and new sub zone is not consistent with previous govt commitments i.e. to build on the current site or an adjacent corner, and no net loss of parklands.
	Concern that the CA could detract from the current listing of the Adelaide Park Lands on the National Heritage register or detract from the Park Lands World Heritage assessment.
	Should the above not be accepted, TNAS's secondary position is: <ol style="list-style-type: none"> 1. That the Park Lands Overlay should not be altered 2. The Sub Zone should be substantially altered to specify that the footprint of the new centre will be no more than the current built form (approx. 11000m) and carparking area 3. The desired and performance outcomes of the sub zone should not be expanded or permit additional land uses 4. The sub zone should be confined to replacing the existing aquatic centre with its current built form footprint and rehabilitating the current site as park lands 5. The sub zone should not permit the reduction of trees or habitat 6. The subzone should not permit any expansion of the current car park 7. The sub zone should not permit removal of any trees adjacent to Barton Tce, Jeffcott Rd and Fitzroy Tce. 8. The sub zone should include a definition of the expression 'no net loss of Park Lands' and for this be defined in quantitative terms. 9. The sub zone should provide greater separation from Barton Tce of no less than 80m and include current mounding. 10. The sub zone should support the inclusion of Park 2 on the national heritage register and not detract from World Heritage listing 11. The sub zone should include criteria relating to height, mass, materials, reflection, solar orientation and climate responsiveness. 12. The tree assessment should include information about age of trees, contribution to habitat, time required for tree replacement rather than just regulated and significant tree criteria.
Adelaide Park Lands Association	APLA supports govt commitment to build a new aquatic centre and to restore the existing centre site to Park Lands.
	APLA rejects the Code Amendment in its entirety on the basis of choosing the Park Lands as the only suitable site. APLA supports the centre being built on a brownfield site.
	APLA has undertaken its own consultation on the preferred location on the new aquatic centre. Of the 674 submissions, 85% support a non-Park Lands site. A petition urging the govt to choose a brownfield site has been signed by 2420 people, and is included in APLA's submission.

Environment Protection Authority	The EPA is satisfied with the noise assessment and has no objection to the Code Amendment based on noise.
	The EPA noted that the LBWco site contamination investigations were not included in the Code Amendment documents. EPA records show there was a contamination notice was issued in 2011 relating to 2-3 million litre leak of chlorinated water. The Site Contamination Development Assessment Scheme requires site contamination assess for development applications proposing a change in land use. The EPA recommends detailed site investigations be undertaken on allotments were a previously contaminating activity occurred and a change in land use is proposed.

Dept of Environment and Heritage (DEW)	DEW supports 'no net loss' of park lands and the return of the Aquatic Centre site to park lands once the new aquatic centre is built.
	DEW supports retaining the existing car park, not requiring further land for car parking and minimising impermeable surfaces in the area.
	DEW considers the retention of existing mature trees, particularly native trees, a priority and that the new centre should be designed and sited to maximise the retention of existing mature trees.
	DEW supports the recommendation by Succession Ecology to maintain biodiversity by minimising impacts upon existing fig, pine and large Eucalyptus trees. DEW suggests that the concept plan could be amended to identify trees of particular importance that should be retained.
	Following the demolition of the existing centre, DEW would like landscaping to be reinstated as quickly as possible, ideally with native vegetation. DEW suggests PO 1.6 in the sub zone be expanded to include native revegetation.
	DEW notes that the Code Amendment doesn't detail what 'return to the park lands' means.
	DEW supports inclusion of Water Sensitive Urban Design (WSUD) and Biodiversity Sensitive Urban Design (BSUD) in the design and landscaping of the site.
	Stormwater solutions in the CA's investigations look to use existing infrastructure. DEW suggests amending the sub zone to support stormwater use for greening the site through active and passive watering.
	DEW supports PO 3.5 to protect and improve native biodiversity through design and siting, but recommends the PO be improved by adding 'landscaping' to the PO wording: "development sensitive to native biodiversity which incorporates ways to protect and improve biodiversity through its design, siting and landscaping. "
	DEW notes that the Code Amendment acknowledges the national heritage listing of the Adelaide Park Lands and City Layout and that there may be obligations under the <i>Environment Protection and Biodiversity Conservation Act 1999</i> for future development at this site.

Community summary feedback | Adelaide Aquatic Centre Code Amendment

Author	Comment
EMAIL SUBMISSIONS	
S. Kitto	Build it on a brownfield site
S. Woollam	The fact that the code needs amending in order to carry out the proposed building project means that the code and the very reason that the code exists and the parkland itself are being violated by this project.
	This proposed swimming centre is a project of the SA government. Why does it necessarily need to be in North Adelaide? I think it is something of a land grab, as in why not grab "free" land in the parkland rather than purchase available land elsewhere that can be developed without trampling on Adelaide's most precious asset.
	The current and original code should remain.
D. Gerke	While the reason to change locations was logical, the reality is that it is slowing the whole process. The existing pool site is preferable but I understand the reasons to not use the site so the existing pool could continue to function during the building phase.
	The point of this email is to encourage those in authority to seriously consider taking over the existing site and demolish it and quickly start building a new facility. I estimate that, at the current rate of degradation, the existing pool will not be properly functional within 12-18 months and that would be well short of the required time to complete a new pool.
	To provide existing clients at the AAC an alternative all year round 50 meter swimming pool, I would suggest the state government provides to an existing outdoor summer pool facility, a relatively cheap "dome"
	The preferred site would have been Payneham pool but that is being rebuilt and as such is not an option. Norwood is not able to cope with large numbers and in any event there is no parking. Similarly Unley pool (while being an excellent pool) does not have enough parking or on site space for large numbers. Thus to only viable pool would be Burnside.
S. Enright	Trees are being removed. We need more trees and cutting them down every time someone develops a site is not an option.
	There are lots of different communities playing sport in the parklands during the week and also at the weekends. Where do they go?
	The walking path has been a wonderful addition to the parklands and people use it to walk to Ovingham, Bowden and Prospect
	This will also impact on early walkers and runners who use the walking paths every morning Please just re build it in the same position
T. Luc	I think we need more public for men and women restroom (toilet). Close to the swimming pools so people easy to get in. So made the water more clean.
A. Gorey	The FACT SHEET provided shows the existing footprint (yellow dotted line) while the blue area is a much larger footprint. However in the text it claims there "will be no net loss Park Lands through the development of the new Adelaide Aquatic Centre. This is not reflected in the diagrams shown.
	There is absolutely no benefit from locating the new structure nearer to Barton Tce West, and away from busy Fitzroy Tce, but there is a problem when this proposal takes away the boys' soccer fields and possibly relocate them near to the car-fume, polluted area adjacent to Fitzroy Tce.
	So far we have not been told what will go into the new Aquatic Centre, other than "a minimum to include a 50m pool, health and wellbeing series and children play facilities". However, we have been asked to pick the kind of design we would like - even though we don't know what will be included!
	Recently we received a letter drop which suggested there will be a whole new range of functions added to the Aquatic Centre. I would like an assurance that the proposed replacement is for a new and improved Aquatic Centre - not a function centre, not an entertainment centre or conference centre.
	Some people think the parklands should be preserved and no buildings should be there, especially as Adelaide is trying to get UNESCO heritage listing. I am more pragmatic and can accept that the existing structure could be replaced by something similar, but not something much larger. It seems the Code is seeking to enlarge the footprint (see overlay of your diagrams below).
	In my opinion, the only suitable place for the new Adelaide Aquatic Centre is in the current location of the existing centre. If it is located on that side of the parklands, near the busy Fitzroy Tce, the noise will not be a problem for an indoor centre, the parking stays the same, the building can be considerably higher as it will not be adjacent to existing residential properties, and the children's outdoor playground can be relocated to an area well away from car fume pollution.
	It says the site was selected following extensive community consultation. The problem is that some responding have no idea what they are suggesting and what impact it will have. The only viable place is to take out the existing and replace it with the new centre.
	The definition I found for no net loss is "exactly the same amount of natural capital being retained". Clearly this will not be true if you take out the boys soccer fields and fail to replace them appropriately and in an area which is not polluted. Nor is it true of the effect that the proposed new location will have on adjacent residential properties.
	If the suggestions being made by clubs with vested interests are implemented, the new centre will be huge, high and possibly ugly. If you put it on the north-west side of the parklands, there is more scope for this to be relatively un-noticed. If you insist of putting it on Barton Tce West, it will be a blight on the local environment - and inappropriate. Don't do this!
M. Bradley	The destruction of mature trees and green space for this facility is not warranted.

	<p>It makes more sense to find an industrial site close to public transport. A better outcome for the public who would use the new centre, and would be better for protection of the tree canopy in your Open Green Public Adelaide Park Lands.</p> <p>Avenue planting will not replace these mature trees and encouraging people to drive is not sensible given the Climate Emergency.</p>
B. Ravina	<p>The destruction of mature trees and green space for this facility is not warranted.</p> <p>It makes more sense to find an industrial site close to public transport. A better outcome for the public who would use the new centre, and would be better for protection of the tree canopy in your Open Green Public Adelaide Park Lands.</p> <p>Avenue planting will not replace these mature trees and encouraging people to drive is not sensible given the Climate Emergency.</p> <p>There is potential for an inspiring win-win outcome, allowing Park 2 within the world-unique Adelaide Park Lands to be fully restored to open, green, public - while at the same time choosing a better, brownfields site for a new Aquatic Centre, closer to public transport.</p> <p>I am disappointed that your Government has ignored the responses of hundreds of survey respondents who have expressed overwhelming support for a win-win outcome for swimmers and the Park Lands. Please re-start consultation allowing people to choose a brownfields site.</p>
P. C. and E. Fenwick	<p>A genuine public consultation would have made provision for the public to have had its say on all options, including demolishing the existing centre and rebuilding it where it is, relocating it outside of the Parklands, or least desirable from our point of view, relocating it within the Parklands at a more suitable site.</p> <p>It is our view that the proposed code amendment perpetuates the lack of opportunity for us and others to provide truly informed feedback about our concerns.</p> <p>We note that the Governments consultation papers do not reveal the concept plan or the Development Application.</p> <p>The Governments November fact sheet indicated that the design process had begun and included the development of a concept design showing what kind of facilities would be in the new centre, what the building would look like, and the Master Plan for Park 2. Why do we not have this information 4 months later? How are we to provide informed comment without this?</p> <p>What is the composition of the likely building, facilities and park design?</p> <p>We are also critical of the Governments expectation that citizens are likely to read the 72-page Code Amendment Proposal because if they did they would realise that the governments hitherto undisclosed intention for the aquatic centre goes far beyond the current centres utility.</p> <p>It is unprecedented to have a major commercial/sporting and recreational facility such as is proposed, in the Parklands immediately adjacent a built-up residential area.</p> <p>Why is the Minister seeking public comment on this now without making this information clear in the survey document?</p> <p>A reasonable forecast of a 25% increase could see up to 1.5 million visitors annually, which is the equivalent of 29,000 visitors weekly and 4,000 daily between the hours of 6am and 9pm weekdays and 7am to 6pm weekends.</p> <p>This would create a massive disruption to the amenity of the area in terms of traffic congestion and noise, centre noise activity, filter noise, night lighting, odours etc plus two years of construction noise and disruption.</p> <p>Yet where is the Governments plan for more than adequate off-street parking. Our understanding is that it is not interested in the option of under croft parking.</p> <p>It is our view that the Government is deliberately withholding the DA and concept plan which we are sure it already has until the coded amendment plan is approved, (maybe or maybe not approved).</p> <p>Our view is that locating the proposed new commercial/sporting and recreational facility where it is currently intended will be an unmitigated disaster and will have immediate negative consequences for our world class parklands, for residents and ultimately for the State Government and Minister.</p>
E. Herriman (on behalf of A. D'Arrigo)	<p>The submission addresses legal and planning concerns with the Code Amendment contained in Annex B and Annex C.</p> <p>Annex B raises the following legal concerns:</p> <ul style="list-style-type: none"> • The Code Amendment is inconsistent with the protected status of the land under the APL Act 2005. • Relocation and enlargement of the Adelaide Aquatic Centre is incompatible with the Adelaide Park Lands Management Strategy 2015-2025 (APLMS). • The Code Amendment will remove restrictions that currently apply to the nature and size of shops in the Adelaide Park Lands Zone. • The Code Amendment does not circumscribe the size or height of the new aquatic centre. • The proposed provisions for car parking in Code Amendment are incompatible with the APL Act and inconsistent with the APLMS. • The Stantec traffic analysis provides no analysis of surrounding street capacity. • There is no DTS/DPF provision to circumscribe the extent or nature of the car parking facilities. <p>Annex C raises the following planning concerns:</p> <ul style="list-style-type: none"> • The Code Amendment does not contain detailed planning investigations to adequately assess the preferred site selection. <u>Recommendation:</u> Withdraw the current code amendment and prepare a new code amendment that provides investigations on all site locations considered for the new aquatic centre.

	<ul style="list-style-type: none"> • The Code Amendment does not consider the APL Act and is inconsistent with the APLMS which does not envisage the relocation of the aquatic centre. • Without a Heritage Impact Assessment it is not possible to determine if the Code Amendment can recognise the Park Land's National Heritage Values. • The traffic impact assessment does not consider the redistribution of traffic and on-street parking arising from the facilities relocation • The acoustic assessment does not adequately consider the design parameters and plant requirements of a large-scale aquatic centre in particular air ventilation. • The Code Amendment provides no guidance on the further design and scale of the facility and should provide guidance on the maximum building footprint and height. • The exclusion of PO1.7 results in no policy limits to the building footprint and is inconsistent with the stated goal of 'no net loss of park lands'. • The wording of Sub Zone PO 1.6 does not ensure that the existing building footprints will be restored to landscaping. The use of the term 'rehabilitation' is inappropriate as it doesn't specify demolition and land restoration. • The inclusion of permanent forms of development as 'Accepted Development' in the park lands is inappropriate. The inclusion of 'Essential infrastructure' undermines the assessment framework in the PDI Act. • Table 5 (Public Notification) of the Adelaide Park Lands Zone exempts any kind of development where the site is not adjacent to the land used for residential purposes from public notification. • The Code Amendment proposes that shops in the Adelaide Aquatic Centre Sub Zone are not subject to DTS/DPF 1.2 of the Adelaide Park Lands Zone. Policy in the Sub Zone does not address the 50 sqm of leasable floor space creating inconsistency with how shops are assessed as other large facilities in the Park Lands ie Adelaide Oval.
M. Jose	We have very limited open green space in the City of Adelaide. Any legislation relating to the Park Lands should be ensuring their protection not using them as a free building site. There are ample suitable brownfield sites for development around the outside of the parklands and within the city itself. Please stop building on our Park Lands.
M. Prideaux	The new Aquatic Centre must be put on a site that is not Park Lands. The old Aquatic Centre site needs to be returned to Park Lands. We cannot keep taking pieces of the Park Lands & building on them. Park Lands should be green, public areas providing habitat for all the creatures that live there & making the city a cooler & more beautiful place.
B. Ravina	The destruction of mature trees and green space for this facility is not warranted.
	It makes more sense to find an industrial site close to public transport. A better outcome for the public who would use the new centre, and would be better for protection of the tree canopy in your Open Green Public Adelaide Park Lands.
	Avenue planting will not replace these mature trees and encouraging people to drive is not sensible given the Climate Emergency.
	Please consider sites OTHER than Park Lands for a new Aquatic Centre. There is potential for an inspiring win-win outcome, allowing Park 2 within the world-unique Adelaide Park Lands to be fully restored to open, green, public - while at the same time choosing a better, brownfields site for a new Aquatic Centre, closer to public transport. I am disappointed that your Government has ignored the responses of hundreds of survey respondents who have expressed overwhelming support for a win-win outcome for swimmers and the Park Lands
	Please re-start consultation allowing people to choose a brownfields site. I urge you to protect this site and its tree canopy (for which Adelaide is famous) and choose a better location
A. Halim	There seems to be a good an extensive consultation process.
L. Phillips	The aquatic centre should be built on existing brownfields close to the parklands. Using existing brownfields, for example along Port Road (opposite the parklands) or Bowden, would give easier/closer / more convenient access to public transport, protect existing wildlife and the existing mature trees.
S. Mchenry	I am strongly opposed to the new aquatic Centre being built within the parklands. Every infringement of built infrastructure on the parklands *reduces its ability to keep our city green and provide some mitigation against higher temperatures into the future * destroys Adelaide unique parklands environment *undermines the states bid for world heritage listing of the parklands The pool should be built on a brownfield site in the vicinity of where it is now.
E. Evatt	The Code Amendment should not be granted. The Aquatic Centre proposal has not stated clearly and in an open frank way that this centre is in fact a multiuse Events Centre, built on a much larger and more ambitious scale than the centre it replaces.
	Such a construction would create a precedent in building on green open space, which heavily conflicts with the natural enjoyment, peace and wellbeing of the citizens of Adelaide that the Parklands, which ring the city, afford to all
	Special interest, koalas - regular sightings are recorded. That this should be such a natural refuge so close to a major Australian city, is wonderful and should be nurtured, not threatened.
	The Aquatic/Events Centre is estimated to bring large numbers of vehicles into the vicinity of the immediate and extended neighbourhood of North Adelaide, with the increase in air and noise pollution that this will occasion, as well as traffic congestion in a residential area.
	The immediate location is not adjacent to public transport and other infrastructure necessary to deal with such an increase in traffic.
	There are alternative and more appropriate sites for this type of development and the Government has been asked to consider various brownfield sites, that include the old West End Brewery site. This is a large recently cleared location and has many favourable aspects : - It is on a main road, close to the city, on existing public transport routes, in fact serviced by 2 close tram stations, Thebarton and Bonython. - It is opposite the parklands. - It is a great opportunity to build the Aquatic Centre with public approval.
V. Johnson	Please detail the suggested "recreational sporting clubs" who may occupy the Adelaide Aquatic Centre; the nature/footspace of their activity etc
	Clause 1.9 further suggests (Refer to word usage in the Code) a change of existing usage: E.G "shops ancillary to a recreational use, club, sporting activity" ??? Is there a new functional use being contemplated for park lands facility?

	The "Design Code": Please disclose the anticipated size; number of storeys and height allowance re the completed structure?
S. Watkins	I has no place immediately opposite residential Adelaide, and sets a dangerous precedence for the future of Adelaide and its parklands.
	If the Government were to put its financial promise for a new aquatic center into a comprehensive development of the West End site, with memorandum of understanding with developers, it would save the Parklands, honor the Government's election promise and save the City of Adelaide ratepayers a headache.

[REDACTED]

From: [REDACTED]
Sent: Monday, 23 January 2023 8:07 PM
To: Code Amendments Feedback
Subject: Aquatic centre

You have to be joking you are taking up half the park lands , build it on a brownfield site Sent from my iPhone

[REDACTED]

From: [REDACTED]
Sent: Thursday, 2 February 2023 3:13 PM
To: Code Amendments Feedback
Subject: My objection to the amendments

The fact that the code needs amending in order to carry out the proposed building project means that the code and the very reason that the code exists and the parkland itself are being violated by this project.

I have often wondered why the current aquatic centre sits in parkland in the first place. I guess that required code amendments fifty or so years ago. Let's not repeat the mistake and further transgress on the sanctity of the parkland.

This proposed swimming centre is a project of the SA government. Why does it necessarily need to be in North Adelaide? I think it is something of a land grab, as in why not grab "free" land in the parkland rather than purchase available land elsewhere that can be developed without trampling on Adelaide's most precious asset.

The parkland truly is the jewel in the crown of Adelaide. This project is a violation of our duty to preserve it. The current and original code should remain.

[REDACTED]
North Adelaide resident

Sent from my iPad

[REDACTED]

From: [REDACTED]
Sent: Friday, 3 February 2023 6:51 PM
To: Code Amendments Feedback
Subject: perhaps consider this

The proposed new aquatic centre relocation is causing, and will continue to cause, issues. While the reason to change locations was logical, the reality is that it is slowing the whole process. The existing pool site is preferable but I understand the reasons to not use the site so the existing pool could continue to function during the building phase.

However the practicality is that the existing pool is quickly falling into disrepair and yet we still have several years that it will need to be open and functional. Not unreasonably or surprisingly the Adelaide Council is not keen to spend money on a pool they do not want anyway, but also a pool they know will be demolished within a year to three. In fact the pool is meant to be a 50 meter lane indoor swimming pool and the Council has not provided this facility for 3 years due to stupid resistance to spend money on lane repairs.

The point of this email is to encourage those in authority to seriously consider taking over the existing site and demolish it and quickly start building a new facility. I estimate that, at the current rate of degradation, the existing pool will not be properly functional within 12-18 months and that would be well short of the required time to complete a new pool.

To provide existing clients at the AAC an alternative all year round 50 meter swimming pool, I would suggest the state government provides to an existing outdoor summer pool facility, a relatively cheap "dome" similar to that shown in this link: <https://www.kilsythcp.com.au/>

This would make an existing outdoor 50 meter pool available all year round and could be a temporary measure. The preferred site would have been Payneham pool but that is being rebuilt and as such is not an option. Norwood is not able to cope with large numbers and in any event there is no parking. Similarly Unley pool (while being an excellent pool) does not have enough parking or on site space for large numbers. Thus to only viable pool would be Burnside.

I feel this option would speed up the process considerably and be welcomed by those who currently use AAC and are rapidly becoming disillusioned by the rate of decay at the AAC.

Regards
[REDACTED]

[REDACTED]

From: [REDACTED]
Sent: Sunday, 5 February 2023 9:51 PM
To: Code Amendments Feedback
Subject: Adelaide Aquatic Centre

To whom it may concern

1 Trees are being removed. We need more trees and cutting them down every time someone develops a site is not an option

2 There are lots different communities playing sport in the parklands during the week and also at the weekends. Where do they go?

3The walking path has been a wonderful addition to the parklands and people use it to walk to Ovingham, Bowden and Prospect

4 This will also impact on early walkers and runners who use the walking paths every morning Please just re build it in the same position Thank you

[REDACTED]
Sent from my iPad

[REDACTED]

From: [REDACTED]
Sent: Monday, 13 February 2023 7:42 AM
To: Code Amendments Feedback
Subject: New Adelaide Aquatic Centre.

Sent from Yahoo Mail on Android

Dear Sir / Madam.

I think we need more public for men and women restroom (toilet). Close to the swimming pools so people easy to get in. So made the water more clean.

Thanks.

[REDACTED]

From: [REDACTED]
To:
Subject:
Date:
Attachments:

I received the “fact sheet” information provided and noted that the Code Amendment “only seeks to change what the land can be used for” by amending the planning rules.

Then there were diagrams attached to show the affected area and proposed Adelaide Aquatic Centre Sub Zone where it seems to me there will be a significant increase in the amount of parklands to be taken over.

- The FACT SHEET provided shows the existing footprint (yellow dotted line) while the blue area is a much larger footprint. However in the text it claims there “will be no net loss Park Lands through the development of the new Adelaide Aquatic Centre. This is not reflected in the diagrams shown.
- There is absolutely no benefit from locating the new structure nearer to Barton Tce West, and away from busy Fitzroy Tce, but there is a problem when this proposal takes away the boys soccer fields and possibly relocate them near to the car-fume, polluted area adjacent to Fitzroy Tce.
- So far we have not been told what will go into the new Aquatic Centre, other than “a minimum to include a 50m pool, health and wellbeing series and children play facilities”. However we have been asked to pick the kind of design we would like - even though we don't know what will be included!
- Recently we received a letter drop which suggested there will be a whole new range of functions added to the Aquatic Centre. I would like an assurance that the proposed replacement is for a new and improved Aquatic Centre - not a function centre, not an entertainment centre or conference centre.

- Some people think the parklands should be preserved and no buildings should be there, especially as Adelaide is trying to get UNESCO heritage listing. I am more pragmatic and can accept that the existing structure could be replaced by something similar, but not something much larger. It seems the Code is seeking to enlarge the footprint (see overlay of your diagrams below).
- In my opinion, the only suitable place for the new Adelaide Aquatic Centre is in the current location of the existing centre. If it is located on that side of the parklands, near the busy Fitzroy Tce, the noise will not be a problem for an indoor centre, the parking stays the same, the building can be considerably higher as it will not be adjacent to existing residential properties, and the children's outdoor playground can be relocated to an area well away from car fume pollution.

Yours truly

[REDACTED]
[REDACTED]
[REDACTED]

Tel [REDACTED]

Your diagrams with the 2nd placed over the 1st to show how much larger is proposed.



[REDACTED]

From: [REDACTED]
Sent: Monday, 20 February 2023 10:12 PM
To: Code Amendments Feedback
Subject: Objection Adelaide Aquatic Centre

I strongly oppose this development application

The Chief Executive of the Department for Infrastructure and Transport is proposing to amend the Planning and Design Code (the Code) to support the South Australian Government's commitment to build a new Adelaide Aquatic Centre in the Adelaide City northern Park Lands at Pardipardinyilla / Denise Norton Park (Park 2). The Code Amendment will build on the extensive community consultation and site analysis undertaken to-date and support the development of the new Aquatic Centre.

The destruction of mature trees and green space for this facility is not warranted.

It makes more sense to find an industrial site close to public transport. A better outcome for the public who would use the new centre, and would be better for protection of the tree canopy in your Open Green Public Adelaide Park Lands.

Avenue planting will not replace these mature trees and encouraging people to drive is not sensible given the Climate Emergency. It also means young people and those who don't drive are disadvantaged.

- vehicle access points
- pedestrian entries and connections through the site
- avenue tree planting and landscape buffers
- land to be returned to Park Lands

I urge you to protect this site and its tree canopy (for which Adelaide is famous) and choose a better location.

[REDACTED]

Andrea Haren

From: [REDACTED]
Sent: Tuesday, 21 February 2023 1:41 PM
To: Code Amendments Feedback
Subject: New Flyer 21 Feb 2023

I am responding to the most recent flyer put in my letterbox today - Tues 21 Feb, 2023.

Why has this site been chosen?

It says it was selected following extensive community consultation. The problem is that some responding have no idea what they are suggesting and what impact it will have.

The only viable place is to take out the existing and replace it with the new centre.

Returning the old site to parklands will not replace the boys soccer fields currently used - and it would be most inappropriate to put any sports events over that side where there is heavy traffic, car fumes and pollution. Don't do this!

And move the children's outdoor play area for the same reason. Everyone knows that vehicle pollution is very bad for children's health.

There will be no net loss of Park Lands for this project

The definition I found for *no net loss* is "*exactly the same amount of natural capital being retained*". Clearly this will not be true if you take out the boys soccer fields and fail to replace them appropriately and in an area which is not polluted. Nor is it true of the effect that the proposed new location will have on adjacent residential properties. Those who live here (owners and renters) chose to live adjacent to a large park, not next to a noisy, smelly, swimming centre. Show respect and relocate.

What will be in the design of the new aquatic centre? And what will it look like?

A good question. If the suggestions being made by clubs with vested interests are implemented, the new centre will be huge, high and possibly ugly. If you put it on the north-west side of the parklands, there is more scope for this to be relatively un-noticed. If you insist of putting it on Barton Tce West, it will be a blight on the local environment - and inappropriate. Don't do this!

[REDACTED]

From: [REDACTED]
Sent: Wednesday, 22 February 2023 12:47 AM
To: Code Amendments Feedback
Subject: Adelaide Aquatic Centre Code Amendment.

To whom it may concern,

I strongly oppose this development application.

The Chief Executive of the Department for Infrastructure and Transport is proposing to amend the Planning and Design Code (the Code) to support the South Australian Government's commitment to build a new Adelaide Aquatic Centre in the Adelaide City northern Park Lands at Pardipardinyilla / Denise Norton Park (Park 2). The Code Amendment will build on the extensive community consultation and site analysis undertaken to-date and support the development of the new Aquatic Centre.

The destruction of mature trees and green space for this facility is not warranted.

It makes more sense to find an industrial site close to public transport. A better outcome for the public who would use the new centre, and would be better for protection of the tree canopy in your Open Green Public Adelaide Park Lands.

Avenue planting will not replace these mature trees and encouraging people to drive is not sensible given the Climate Emergency. It also means young people and those who don't drive are disadvantaged.

Please consider sites OTHER than Park Lands for a new Aquatic Centre.

There is potential for an inspiring win-win outcome, allowing Park 2 within the world-unique Adelaide Park Lands to be fully restored to open, green, public - while at the same time choosing a better, brownfields site for a new Aquatic Centre, closer to public transport.

I am disappointed that your Government has ignored the responses of hundreds of survey respondents who have expressed overwhelming support for a win-win outcome for swimmers and the Park Lands <https://www.adelaide-parklands.asn.au/blog/2022/9/12/hands-up-for-your-trees>

Please re-start consultation allowing people to choose a brownfields site.

I urge you to protect this site and its tree canopy (for which Adelaide is famous) and choose a better location.

Yours sincerely,

[REDACTED]

From: [REDACTED]
To: [Code Amendments Feedback](#)
Subject: Proposed new Adelaide Aquatic Centre location and code amendment.
Date: Monday, 6 March 2023 3:49:49 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.jpg](#)

Dear Emma,

We provide our feedback on the changes proposed to the Code Amendment.

Firstly we make the point that this so called public consultation was hardly that from its very inception, when it merely offered the public a gratuitous opportunity to state its preferences for one of three sites pre-determined by DIT.

A genuine public consultation would have made provision for the public to have had its say on all options, including demolishing the existing centre and rebuilding it where it is, relocating it outside of the Parklands, or least desirable from our point of view, relocating it within the Parklands at a more suitable site.

It is our view that the proposed code amendment perpetuates the lack of opportunity for us and others to provide truly informed feedback about our concerns.

We note that the Governments consultation papers do not reveal the concept plan or the Development Application.

The Governments November fact sheet indicated that the design process had begun and included the development of a concept design showing what kind of facilities would be in the new centre, what the building would look like, and the Master Plan for Park 2.

Why do we not have this information 4 months later?

How are we to provide informed comment without this?

What is the composition of the likely building, facilities and park design?

We are also critical of the Governments expectation that citizens are likely to read the 72 page Code Amendment Proposal because if they did they would realise that the governments hitherto undisclosed intention for the aquatic centre goes far beyond the current centres utility. The code amendment proposal states,

“A range of passive and active recreational activities with a high level of amenity, including a safe and connected walking and cycling network, natural areas, sporting fields and club facilities, formal cultural gardens, public artwork and passive recreation areas, as well as opportunities to support a variety of temporary events, such as festivals, concerts and sporting events.”

All of this directly opposite a built up residential area!

It is unprecedented to have a major commercial/sporting and recreational facility such as is proposed, in the Parklands immediately adjacent a built up residential area.

This amounts to no less than an extension of the North Adelaide commercial area into the Parklands.

Would the Minister be happy to live opposite this??

Why is the Minister seeking public comment on this now without making this information clear in the survey document?

Council have forecast 1.2 million visitors annually from 2030.

This could easily be surpassed given the proposed scale of the new centre.

A reasonable forecast of a 25% increase could see up to 1.5 million visitors annually, which is the

equivalent of 29,000 visitors weekly and 4,000 daily between the hours of 6am and 9pm weekdays and 7am to 6pm weekends.

This would create a massive disruption to the amenity of the area in terms of traffic congestion and noise, centre noise activity, filter noise, night lighting, odours etc plus two years of construction noise and disruption.

Yet where is the Governments plan for more than adequate off street parking.

Our understanding is that it is not interested in the option of under croft parking.

No feasible or realistic plan has been provided to the public for this.

It is our view that the Government is deliberately withholding the DA and concept plan which we are sure it already has until the coded amendment plan is approved, (maybe or maybe not approved)

Our view is that locating the proposed new commercial/sporting and recreational facility where it is currently intended will be an unmitigated disaster and will have immediate negative consequences for our world class parklands, for residents and ultimately for the State Government and Minister.

Your sincerely

[Redacted signature]

[Redacted text]

[Redacted text]



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10 March 2023

PLANNING | ENVIRONMENT | GOVERNMENT

URPS

Adelaide Aquatic Centre Code Amendment

Dear [REDACTED]

RE: Adelaide Aquatic Centre Code Amendment – Representation

We act for [REDACTED]

On behalf of [REDACTED] we submit this representation in relation to the Adelaide Aquatic Centre Code Amendment. We note that although the public consultation process ended on 6 March 2023, [REDACTED] was granted until today to make his representation (email of 5 March 2023), following information received from the Department of Infrastructure and Transport and your firm, on 6 March 2023.

[REDACTED] represents 11 residents along Barton Terrace West and one in Travers Place. A list of those residents is provided at **Annexure A** to this letter.

[REDACTED] has serious concerns in relation to the Code Amendment as currently drafted, both in legal and planning terms. He is concerned not only about the legal premise on which the proposed Code Amendment is being made (including its alignment with existing legislation and policy), but also the challenges of its current drafting and resultant traffic, noise, biodiversity and heritage impacts.

In addition, [REDACTED] of the firm view that undertaking an informal consultation process on the proposed location of the future Aquatic Centre (and hence the location of the proposed Concept Plan which forms a part of the Code Amendment) *prior* to the provision of the proposed Code Amendment documentation and associated impact reports, defeats the objects of the process for making plan amendments.

[REDACTED] has procured the expert legal and planning advice on the Code Amendment in its current form. We provide the following in support:

1. **Annexure B:** Legal Advice provided by Brian Hayes KC and Katarina Grenfell, Murray Chambers.
2. **Annexure C:** Planning Advice from Masterplan.

As required by section 73(6)(b) of the *Planning Development and Infrastructure Act 2016*, and the Community Engagement Charter, we would expect that the Designated Entity give due consideration to [REDACTED] representation.

Please do not hesitate to contact us if you have any queries.

Yours sincerely,

[REDACTED]
Principal

Address: [REDACTED]

[REDACTED]

From: [REDACTED]
Sent: Monday, 23 January 2023 11:32 AM
To: Code Amendments Feedback
Subject: RE: Adelaide Aquatic Centre Code Amendment

Hi Emma,

Epic Energy does not have any infrastructure located in this area and therefore has no comment on the proposed code amendment.

Regards



[REDACTED]

[REDACTED]

T [REDACTED]

E [REDACTED]

[REDACTED]

From: Code Amendments Feedback <feedback@codeamendments.com.au>
Sent: Monday, 23 January 2023 11:18 AM
To: [REDACTED]
Subject: Adelaide Aquatic Centre Code Amendment

CAUTION: This email originated from outside the organisation. Do not act on instructions, click links or open attachments unless you recognise the sender and know the content is safe.

Dear [REDACTED]

I am pleased to advise that the Adelaide Aquatic Centre Code Amendment has been released for public consultation.

This consultation is being managed by URPS on behalf of the Department for Infrastructure and Transport.

We welcome your feedback on the proposal by **5pm on Monday 6 March 2023**.

More information is provided in the attached letter and fact sheet.

Please let me know if you have any questions.

Kind regards,

[REDACTED]

[REDACTED]

From: [REDACTED]
Sent: Monday, 13 February 2023 1:01 PM
To: [REDACTED]
Subject: RE: Adelaide Aquatic Centre Code Amendment

Thanks [REDACTED] much appreciated

[REDACTED]

Regards,

[REDACTED]

[REDACTED]

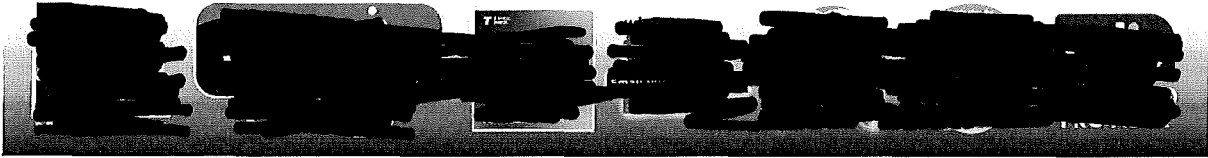
[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]



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From: [REDACTED]
Sent: Monday, 13 February 2023 12:01 PM
To: [REDACTED]
Subject: Adelaide Aquatic Centre Code Amendment

Hi [REDACTED]

Thanks for your time on the phone today regarding the Adelaide Aquatic Centre Code Amendment which is currently on consultation until 6 March 2023.

Please find enclosed the letter and factsheet which were distributed last month for your information. The factsheet provides a summary of the Code Amendment and advice on how to provide feedback on the proposed changes to the Planning and Design Code which will enable the new aquatic centre to be built.

Full details can be found on the PlanSA website: https://plan.sa.gov.au/have_your_say/code-amendments/on-consultation.

You may also like to distribute this link or attached information to your staff and/or members as it is important that as many people as possible are able to have their say.

[REDACTED]

From: [REDACTED]
Sent: Monday, 13 February 2023 1:29 PM
To: [REDACTED]
Subject: RE: Adelaide Aquatic Centre Code Amendment

Thanks [REDACTED]
Just FYI, I had a look and I hadn't received this previously.
I filled out the survey, one comment which I know isn't really relevant for this stage, is I hope they will upgrade the carpark. I know it will be in the same location but really needs to be improved in both design and size.
Cheers

From: [REDACTED]
Sent: Monday, 13 February 2023 12:42 PM
To: [REDACTED]
Subject: Adelaide Aquatic Centre Code Amendment

Hi [REDACTED]

Thanks for your time on the phone today regarding the Adelaide Aquatic Centre Code Amendment which is currently on consultation until 6 March 2023.

Please find enclosed the letter and factsheet which were distributed last month for your information. The factsheet provides a summary of the Code Amendment and advice on how to provide feedback on the proposed changes to the Planning and Design Code which will enable the new aquatic centre to be built and the existing aquatic centre to be demolished and returned to Park Lands. The Code Amendment is a separate process to the design of the new aquatic centre. Full details can be found on the PlanSA website: https://plan.sa.gov.au/have_your_say/code-amendments/on-consultation.

You may also like to distribute this link or attached information to your members as it is important that as many people as possible are able to have their say.

Please don't hesitate to contact me on 8333 7999 if you have any questions regarding the Code Amendment.

Kind Regards

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[Redacted]

From: [Redacted]
Sent: Monday, 13 February 2023 8:52 PM
To: Code Amendments Feedback
Subject: Feedback re New AAC code amendments

To whom it may concern,

On behalf of the committee of [Redacted], I wish to fully endorse the Code Amendment proposed to amend the Adelaide Park Lands Zone, including:

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.

Yours Sincerely,

[Redacted]
[Redacted]
[Redacted]

E: [Redacted]

Ph [Redacted]

[Redacted]
[Redacted]
[Redacted]

[REDACTED]

From: [REDACTED]
Sent: Monday, 13 February 2023 9:00 PM
To: Code Amendments Feedback
Subject: Member Endorsement

To Whom it May concern,

As a member of [REDACTED], I wish to fully endorse the Code Amendment proposed 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.

Yours Sincerely,

[REDACTED]
[REDACTED]

Sent from my iPhone

[REDACTED]

From: [REDACTED]
Sent: Monday, 13 February 2023 4:31 PM
To: [REDACTED]
Subject: RE: Adelaide Aquatic Centre Code Amendment

Good afternoon [REDACTED]

The way we disseminate information to our member schools is via electronic mail outs sent during school terms. [REDACTED], has approved the inclusion of your information in our next mail out on 15/2/23 and has also approved that there will be no charge for this.

Your previously sent pdf documents will be linked to your snippet's heading. Unfortunately our website is down and I will need to do this when it is working again.

Please find your below snippet. Please review and let me know if you wish to make any changes. Please note the format needs to remain the same to follow our style guide.

Adelaide Aquatic Centre Code Amendment
It is important that as many people as possible have their say in relation to the Adelaide Aquatic Centre Code Amendment which is currently on consultation until 6 March 2023. The factsheet found in the heading link provides a summary of the Code Amendment and advice on how to provide feedback on the proposed changes to the Planning and Design Code which will enable the new aquatic centre to be built and the existing aquatic centre to be demolished and returned to Park Lands. The Code Amendment is a separate process to the design of the new aquatic centre. Full details can be found on the PlanSA website, including a short survey.

Kind regards

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

We acknowledge and pay respect to the past, present and future original Custodians of this country and are fully committed to reconciliation between Aboriginal and Torres Strait Islander Peoples and all other Australians.

From: [REDACTED]
To: [REDACTED]
Subject: Fwd: Adelaide Aquatic Centre consultation
Date: Monday, 13 February 2023 5:23:58 PM
Attachments: [image001.jpg](#)

Hey [REDACTED]

See below.

Thanks

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

Kaurna Country

My working hours are:
Monday, Wednesday, Friday 9.30am-5.00pm
Tuesday, Thursday 9.30am-2.30pm

From: [REDACTED]
Sent: Monday, February 13, 2023 2:46:43 PM
To: [REDACTED]
Cc: [REDACTED]
Subject: FW: Adelaide Aquatic Centre consultation

OFFICIAL

FYI!

From: [REDACTED]
Sent: Monday, 13 February 2023 2:06 PM
To: [REDACTED]
Subject: FW: Adelaide Aquatic Centre consultation

OFFICIAL

From: [REDACTED]

Sent: Monday, 13 February 2023 1:13 PM
To: DIT:Engagement <DIT.Engagement@sa.gov.au>
Subject: Adelaide Aquatic Centre consultation

You don't often get email from [REDACTED]. [Learn why this is important](#)

Hi team,

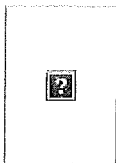
We have reviewed the plans for the new Adelaide Aquatic Centre including but not limited to

- Construction of new centre on parkland next to old centre
- Relocation/alignment of carpark
- Demolition of old site and returning to parkland

We wish to voice our full support for the project as proposed and we see no other feasible way to construct a centre that meets community needs now and into the future, aligns with the 30-year plan for greater Adelaide, establishes continuity of services for the community and respects the vital place that parkland plays in Adelaide's heritage, environment and community harmony.

We applaud the project proposal and look forward to utilising the new centre and surrounds in the future.

[REDACTED]



[REDACTED]

[REDACTED]

From: [REDACTED]
Sent: Tuesday, 14 February 2023 7:40 AM
To: Code Amendments Feedback
Subject: Proposed Code Amendment - Adelaide Aquatic Centre

To Whom it May Concern,

As a member of the [REDACTED] I wish to fully endorse the Code Amendment proposed 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 currently).
2. Introducing a Concept Plan that will be implemented into the Code alongside the new Sub Zone.

Yours sincerely,

[REDACTED]

Member, [REDACTED]

m. [REDACTED]

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[REDACTED]

[REDACTED]

From: [REDACTED]
Sent: Tuesday, 14 February 2023 8:29 AM
To: Code Amendments Feedback
Subject: Feedback - Code Amendment Adelaide Aquatic Centre

To Whom it May concern,

As a member of [REDACTED] I wish to fully endorse the Code Amendment proposed to amend the Adelaide Park Land 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.

Sincerely,

[REDACTED]

[REDACTED]

[REDACTED]

From: [REDACTED]
Sent: Tuesday, 14 February 2023 9:42 AM
To: Code Amendments Feedback

To Whom it May concern,

As a member of [REDACTED], I wish to fully endorse the Code Amendment proposed 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.

[REDACTED]

Member,

[REDACTED]

Sent from App for Gmail

[REDACTED]

From: [REDACTED]
Sent: Tuesday, 14 February 2023 6:06 PM
To: Code Amendments Feedback
Subject: New AAC code amendment

To Whom it May concern,

As a member of [REDACTED], I wish to fully endorse the Code Amendment proposed 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.

Sincerely,

[REDACTED]

Member,

[REDACTED]

[REDACTED]

From: [REDACTED]
Sent: Tuesday, 14 February 2023 11:14 AM
To: [REDACTED]
Subject: RE: Adelaide Aquatic Centre Code Amendment

Hi [REDACTED]

Good to chat. I have received & read & indeed completed the feed-back on behalf of [REDACTED]. I will distribute the documents to our broader membership should anyone want to make further comment. My feeling is that not many will want to say too much about the Code Amendment (administration at best) but there will be many/much debate about the '...design...'

Regards,

[REDACTED]

[REDACTED]

From: [REDACTED]
Sent: Monday, 13 February 2023 12:49 PM
To: [REDACTED]
Subject: Adelaide Aquatic Centre Code Amendment

Hi [REDACTED]

Thanks for your time on the phone today regarding the Adelaide Aquatic Centre Code Amendment which is currently on consultation until 6 March 2023.

Please find enclosed the letter and factsheet which were distributed last month for your information. The factsheet provides a summary of the Code Amendment and advice on how to provide feedback on the proposed changes to the Planning and Design Code which will enable the new aquatic centre to be built and the existing aquatic centre to be demolished and returned to Park Lands. The Code Amendment is a separate process to the design of the new aquatic centre. Full details can be found on the PlanSA website: https://plan.sa.gov.au/have_your_say/code-amendments/on-consultation.

You may also like to distribute this link or attached information to your members as it is important that as many people as possible are able to have their say.

Please don't hesitate to contact me on [REDACTED] if you have any questions regarding the Code Amendment.

Kind Regards

[REDACTED]

[REDACTED]

From: [REDACTED]
Sent: Wednesday, 15 February 2023 5:22 PM
To: Code Amendments Feedback
Subject: Feedback

To Whom it May concern,

As a member of [REDACTED], I wish to fully endorse the Code Amendment proposed 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.

Sincerely,

[REDACTED]

[REDACTED]

[REDACTED]

From: [REDACTED]
Sent: Wednesday, 15 February 2023 11:00 AM
To: Code Amendments Feedback
Subject: Sports Association for Adelaide Schools Feedback

Hello [REDACTED]

In response to your enquiry regarding the location for the new Adelaide Aquatic Centre. I have no issues with the location identified for the new build.

I do have concerns about the loss of playing fields.

The location of the new build will see the parklands 2-3 soccer and 2 cricket ovals lost.

These grounds are used all year round by schools and community groups.

The [REDACTED] programs many school fixtures on these grounds.

Playing fields are at a premium for junior and senior sport.

Will the area of the current AAC building sight be used to replace these lost playing fields?

My role and personal mantra as [REDACTED] is to have kids/young adults out playing sport.

Many schools and organisations are hamstrung and held back by lack of facilities when entering teams.

From my role I can see the loss of these playing fields impacting the opportunity for school students, club players and social players from participating in sports.

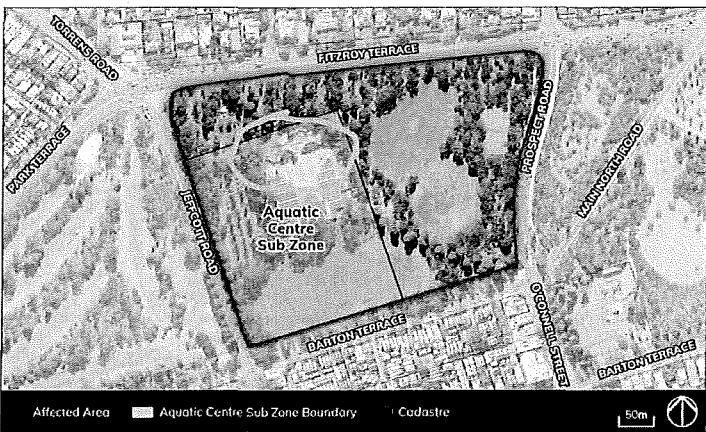
Adelaide is losing playing areas through development, not gaining them.

Will these fields be replaced?

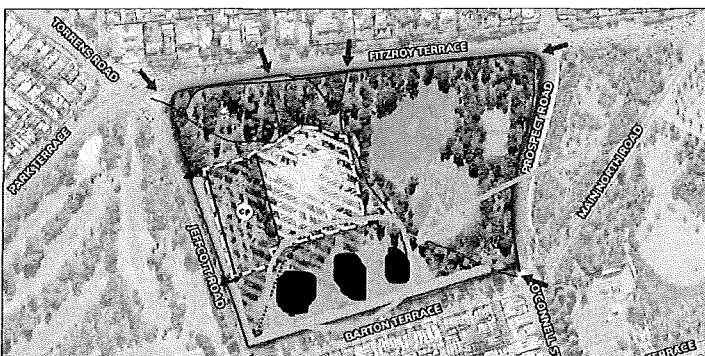
I certainly support the new Building and location for the Aquatic Centre but would like the impact of the lost playing areas considered and factored into the planning of the new development.

Let's not lose open playing areas, lets create as many opportunities for participation in sport as possible.

These decisions will go beyond the current moment, they will impact generations to come.



Affected Area and Proposed Adelaide Aquatic Centre Sub Zone



Lost playing Fields

[REDACTED]

From: [REDACTED]
Sent: Monday, 6 March 2023 2:44 PM
To: Code Amendments Feedback
Cc: [REDACTED]
Subject: Feedback on Aquatic Centre Code Amendment
Attachments: Response to Park 2 rezoning proposal 2023-03-06.pdf; 03_ Aquatic Centre petition_comments_2023-03-05.xls; 02_Aquatic Centre petition_signatures_2023-03-05.xls; 01_Have your say Where to put a new Aquatic Centre.xlsx

Please see attached PDF document, which represents the submission from the Adelaide Park Lands Association.

Three Excel spreadsheets are also attached. These are referenced in the PDF document.

Kind regards

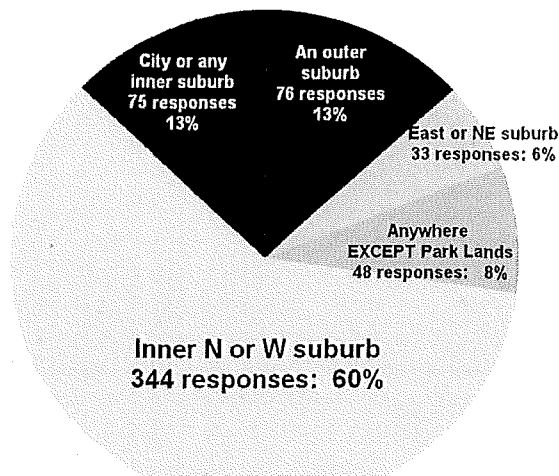
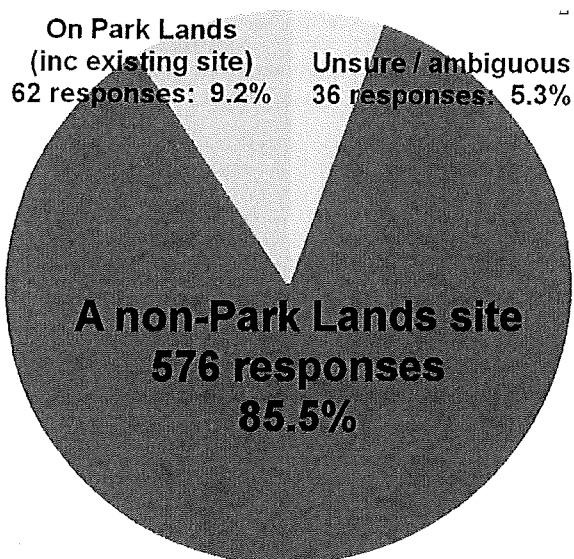
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]



Park Lands site rejected by the community

Community consultation undertaken by the Government during July 2022, was fundamentally flawed. Government-appointed consultants constrained public feedback by refusing to offer for consideration any site other than within Park 2. This flawed consultation attracted over 900 responses.

In contrast, parallel open-ended consultation allowing respondents to choose any preferred suburb or location, **indicated 85% support for sites other than Park Lands.**



Total responses endorsing non-Park Lands sites: 576 (85.5%)

Since then, **a petition sponsored by [redacted] has attracted (so far) more than 2,420 responses** urging the State Government to “choose a better brownfield site, close to public transport, in a suburb that could benefit from rejuvenation.”

I have provided along with this document, three Excel spreadsheets. They are:

- (1) the comments of all people who responded to our open-ended survey in July 2022;
- (2) the list of signatories to our petition as at 5 March 2023; and
- (3) their comments on our petition.

These documents make it abundantly clear that the community does not endorse re-zoning of Denise Norton Park / Pardipardinyilla (Park 2).

I trust that you will have regard to the views of the community as evidenced by these attached documents, in addition to this formal response [redacted]

Yours sincerely

[redacted signature]

5 March 2023

[redacted footer]

About [REDACTED]

Our [REDACTED] was founded in 1987 as a non-profit community based organisation - a 'watchdog' to guard Adelaide's greatest treasure: the world-unique, National Heritage-listed Adelaide Park Lands.

But we are much more than a watchdog. We offer a focal point for South Australians to explore, be inspired by, protect and restore the Open Green Public spaces that are matched nowhere else in the world.

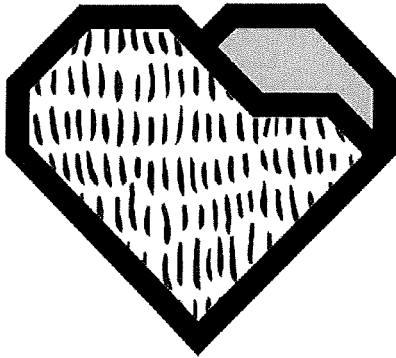
Our support comes from a broad cross-section of the South Australian community, across the political spectrum - people who **Love Your Park Lands**, as **Open, Green, Public** spaces.

On 6 March 2023, our newsletter subscription list contained 3,876 active subscribers. Our following on Facebook was over 3,900, and on Instagram 1,285. Our list of full (paid-up) members contained 489 names.

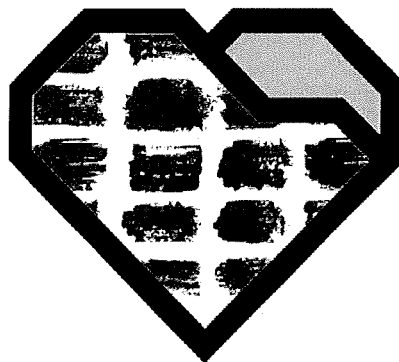
These numbers do not include sponsors, donors and subscribers to separate feeds for our [REDACTED] competition.

This is what we do:

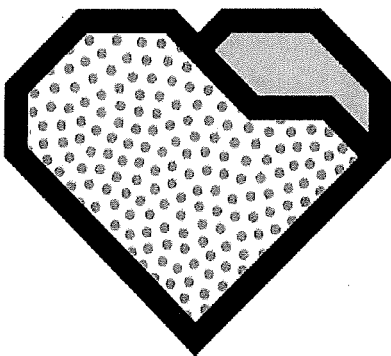
Explore



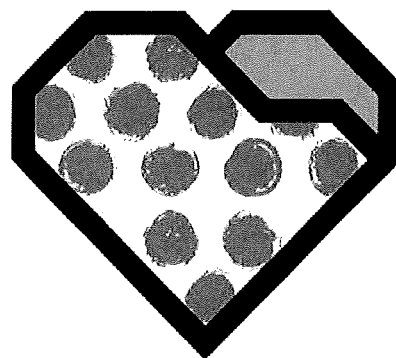
Inspire



Protect



Restore



[Redacted]

From: [Redacted]
Sent: Monday, 6 March 2023 10:33 AM
To: Code Amendments Feedback
Subject: Adelaide Aquatic Centre Code Amendment EPA Comments
Attachments: 20230303_Referral731_EPA_Response.pdf

OFFICIAL

Hi, please see attached [Redacted] comments on this code amendment.

Thanks


[Redacted]

[Redacted]
[Redacted]

[Redacted]
[Redacted]
[Redacted]
[Redacted]
[Redacted]



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 Please consider the environment before printing this e-mail.

[REDACTED]

EPA 731-448

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Dear [REDACTED]

Adelaide Aquatic Centre Code Amendment

Thank you for providing the [REDACTED] with the opportunity to comment on the Adelaide Aquatic Centre Code Amendment.

The [REDACTED] has reviewed the code amendment to ensure that all environmental issues within the scope of the objects of the *Environment Protection Act 1993* and the State Planning Policies (pursuant to the *Planning, Development, and Infrastructure Act 2016*) are identified and considered. [REDACTED] is primarily interested in ensuring that the proposed rezoning is appropriate and that any potential environmental and human health impacts that would result from future development are able to be addressed at the development authorisation stage.

[REDACTED] has reviewed the code amendment and provides the following comments for your consideration.

Noise

Sonus prepared a report, *Adelaide Aquatic Centre Code Amendment – Acoustic Assessment* (S7565.1C1, November 2022).

[REDACTED] is satisfied that the noise assessment has investigated typical potential land uses that may arise from the code amendment and demonstrated that acceptable noise outcomes will occur subject to typical noise mitigation techniques. As per the acoustic report, future development must be assessed via detailed design and an environmental noise assessment at the development application stage to ensure noise criteria are achieved.

[REDACTED] has no objection to the code amendment based on noise.

Site contamination

It is stated in the code amendment that LBWco has been engaged to undertake a preliminary site investigation, although the investigation was not completed for inclusion in the code amendment documents.

For your information, [REDACTED] records indicate the subject land includes a notification of site contamination issued under Section 83A of the *Environment Protection Act 1993*. On 11 November 2011 [REDACTED] was notified of a leak of 2-3 million litres of chlorinated water from the swimming pools at the Aquatic Centre.

The Site Contamination Development Assessment Scheme requires site contamination assessment for development applications proposing a change in land use to a more sensitive use or land division for a sensitive use. It is recommended that detailed site investigations be undertaken on allotments where a potentially contaminating activity has been undertaken and a change to a more sensitive land use is proposed.

The existing provisions of the *Planning, Development and Infrastructure (General) Regulations 2017*, the *Planning and Design Code* and *Practice Direction 14: Site Contamination Assessment 2021* will prompt the required site contamination investigations at the development application stage.

For further information on this matter, please contact [REDACTED]
[REDACTED]

Yours sincerely
[REDACTED]
[REDACTED]
[REDACTED]

Date: 03/03/2023

Andrea Haren

From: [REDACTED]
Sent: Monday, 6 March 2023 4:53 PM
To: Code Amendments Feedback
Cc: [REDACTED]
[REDACTED]
[REDACTED]
Subject: City of Adelaide - Response to Consultation on Adelaide Aquatic Centre Code Amendment
Attachments: [REDACTED]
Adelaide Aquatic Centre Code Amendment - 3 March 2023.pdf

Good Afternoon,

Please find attached correspondence from the [REDACTED] which includes the [REDACTED] response to consultation on Adelaide Aquatic Centre Code Amendment.

[REDACTED]

Kaurna Country

[REDACTED]
[REDACTED]
[REDACTED]

[REDACTED]
[REDACTED]
[REDACTED]



Think before you print!

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Minister Zoe Bettison
Minister for Tourism, as delegate for the Minister for Planning
C/- Adelaide Aquatic Centre Code Amendment
Suite 12, 154 Fullarton Road
ROSE PARK, SA 5067

By email: feedback@codeamendments.com.au


Dear Minister Bettison,

Response to Consultation on Adelaide Aquatic Centre Code Amendment

Thank you for the opportunity to provide a submission to the Draft Adelaide Aquatic Centre Code Amendment (the Code Amendment). The Code Amendment relates to the whole of Pardipardinyilla / Denise Norton Park (Park 2).

The  welcomes the State Government's investment of \$80M for the delivery of a new Aquatic Centre for the people of Greater Adelaide, and Council has been in discussion with the State Government to ensure that the best possible site is ultimately selected.

The Premier in recognition of the precious, irreplaceable nature of our Park Lands was explicit in that he:

- Stated the building footprint would be the same size
- Would utilise the existing carpark, and
- Will return the existing Aquatic Centre site to park lands once demolished.

We were therefore surprised and disappointed that PlanSA has moved to make extensive modifications to the Code, and in particular, remove the words precluding an increase in building footprint and carpark size.

Council considered the Code Amendment on 28 February 2023 including advice from Kadaltilla / Park Lands Authority (Kadaltilla) as the principal advisory body to the State Government and the City of Adelaide on the Adelaide Park Lands. Council resolved to endorse the advice of Kadaltilla (**Enclosure 1**) and shares the view of Kadaltilla that the changes proposed through the State Government's Code Amendment ultimately are not necessary in that the current planning provisions envisage and allows for such development on Park 2.

The proposal for a new Aquatic Centre is consistent with key Council and Kadaltilla strategies, including:

- City of Adelaide Strategic Plan 2020-2024
- Adelaide Park Lands Management Strategy 2015-2025
- Community Land Management Plan for Park 2.

While Council submits that the Code Amendment is not required, we understand the State Government is putting forward changes to the Planning and Design Code to clarify the type of development they seek to undertake. In this respect, the proposed Code Amendment seeks to enable the redevelopment of the Adelaide Aquatic Centre by the State Government through the following changes:

- Amendment to policies in the Adelaide Park Lands Zone
- Introduction of a Concept Plan for the whole of Park 2
- Introduction of the Adelaide Aquatic Centre Subzone over a portion of Park 2.

The Planning and Design Code policies related to the Adelaide Park Lands reflect carefully articulated policy positions to ensure the National Heritage Listing of the Adelaide Park Lands and City Plan layout is respected, whilst still enabling appropriate development. The existing Planning and Design Code policies provide sufficient flexibility to enable innovative and exemplary built form outcomes, including a new Adelaide Aquatic Centre without any need for broad-brush changes specific to a particular development which could have unintended negative and irreversible consequences.

Council is committed to minimising the footprint of buildings, carparking and restricting the expansion of shops and other land uses in the Park Lands where they do not support the communities use and enjoyment of the Park Lands.

It is important that this project maintains the principle committed to by the State Government to reduce the overall built form and hard stand footprint in the Park Lands through the delivery of the new Aquatic Centre. We welcome this commitment to no net loss of Park Lands through this project noting Council's support is subject to this principle.

Council submits that the proposed Code Amendment includes unnecessary changes which remove limitations in the proposed Adelaide Aquatic Centre Subzone on:

- The extent of built form footprint in the Park Lands
- Requirements to minimise car parking in the Park Lands
- The relaxation of existing restrictions on shops and ancillary uses.

In response to the proposed Adelaide Aquatic Centre Code Amendment policy framework Council:

- Provides in-principle support for a new Adelaide Aquatic Centre subject to:
 - No net loss of Park Lands
 - Further consideration of location
 - Same or smaller building footprint
 - Interface management to minimise impact on residents
 - A commitment to continue working on the broader master planning area.

Should the State Government proceed with its proposed Code Amendment, City of Adelaide endorses the advice of Kadaltilla regarding policy refinement and:

- Encourages the earliest possible use of the "Adelaide Park Lands Building Design Guidelines" to inform final building siting and design of any new Adelaide Aquatic Centre.
- 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.
- 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.

Council encourages PlanSA's Code Amendment team, including nominated consultants, to liaise directly with our policy team on feedback to the Code Amendment to ensure our recommendations are addressed in the most effective way, and to continue working collaboratively on a broader Master Plan for Pardipardinilla / Denise Norton Park.

Please contact [REDACTED] to arrange a meeting to discuss further.

Yours sincerely,

[REDACTED]

6 March 2023

Cc via email:

[REDACTED]

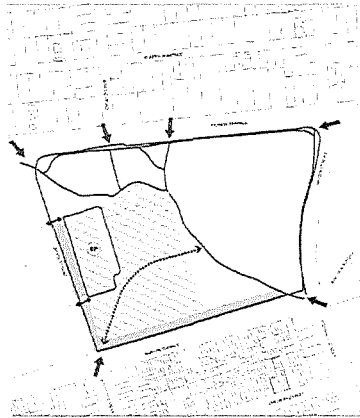

Attachment A - Technical Response to Proposed Adelaide Aquatic Centre Code Amendment

Planning and Design Code	Proposed Changes by State Government		Additional Comment/Changes Recommended by Council
Part 1 – Rules of Interpretation			
	No changes proposed	Support	None
Part 2 – Zones and Subzones			
Adelaide Park Lands Zone	Proposed changes to Park Lands Zone generally	Only necessary change related to replacement of the Adelaide Aquatic Centre should be made	Recommend minimising any policy changes at Zone level as they apply across the whole of the Adelaide Park Lands.
Adelaide Park Lands Zone	Proposed reference to new Concept Plan – Adelaide Aquatic Centre.	If required, the Concept Plan should be amended	Refer to additional comments and recommendations provided elsewhere in this table under Part 12 – Concept Plans.
Adelaide Park Lands Zone	Proposed change to PO 1.2, DTS/DPF provision: <i>“Shops (other than in the Aquatic Centre Sub Zone): are ancillary to a recreational use, club, sporting facility do not exceed 50m² in gross leasable floor space and do not increase the building footprint.”</i>	Not supported.	The proposed change is unnecessary: the development outcomes sought by the change, such as shops, are already enabled through the existing policy. Creating a DTS pathway at the Zone level will have Park Lands-wide consequences.
Adelaide Park Lands Zone	Proposed change to Adelaide Park Land Zone PO 1.7: <i>“Other than in the Aquatic Centre Sub Zone, new buildings seek to minimise the building footprint on the landscaped and open setting of the</i>	Not supported An exception is not needed at the Zone level given the proposed subzone policy.	The proposed amendment would remove any need to seek to minimise footprint in Adelaide Aquatic Centre Subzone.

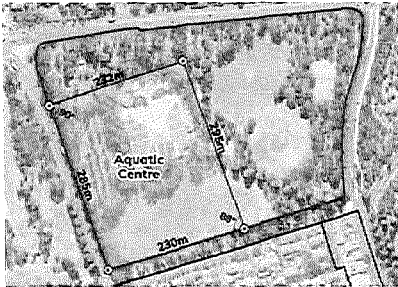
Planning and Design Code	Proposed Changes by State Government	████████████████████	Additional Comment/Changes Recommended by Council
	<p><i>Adelaide Park Lands and should only be considered where:</i></p> <p><i>The development is the replacement of an existing building and does not increase the overall building footprint</i></p> <p><i>The building design is contextual and of high-quality so that it complements its setting when viewed from all perspectives. Provides complementary recreation, sporting or tourism facilities that could not otherwise have been provided in the zone</i></p> <p><i>And</i></p> <p><i>The building is designed to be multi-purpose and can be used by more than one group."</i></p>	<p>The Code Amendment discussion and State Government commitments to date are that the development will have the same or smaller footprint than the existing facility.</p> <p>This is already covered in the first subpoint of PO 1.7 <i>"the development is the replacement of an existing building and does not increase the overall building footprint"</i></p>	
Adelaide Park Lands Zone	<p>Proposed deletion of Adelaide Park Land Zone PO 1.9:</p> <p>"PO 1.9</p> <p>Development at Adelaide Aquatic Centre site consolidates and replaces existing buildings with recreational sporting clubrooms, facilities and associated administrative functions."</p>	<p>Consider reinstatement with new wording, detailed below.</p> <p>Council's previous submission to the State Planning Commission (12 August 2021) in relation to the Miscellaneous and Technical Enhancement Code Amendment advised the PO 1.9 wording was incorrectly transferred into the Planning and Design Code, and recommended deletion of PO 1.9 and replacement with the following:</p> <p><i>"PO 1.9 Extensions to or new buildings at the Adelaide</i></p>	<p>Council notes the intent of the deleted provisions in PO 1.9 will be achieved partially via the proposed new Adelaide Aquatic Centre Subzone and associated policies.</p> <p>Council recommends replacement of the existing PO 1.9 with the text outlined in Column 3 of this table.</p>

Planning and Design Code	Proposed Changes by State Government		Additional Comment/Changes Recommended by Council
		<p><i>Aquatic Centre should be restricted unless they consolidate and replace existing buildings with structures more appropriate to the Park Lands environment and with no increase in total floor area. Other than this, no additional buildings should be permitted.</i></p>	
Adelaide Park Lands Zone	No change proposed to PO 3.2	PO 3.2 must reinforce National Heritage Listing of the Park Lands and City Layout.	<p>Proposed rewording of PO 3.2:</p> <p>PO 3.2 Development recognises, respects and ensures that the Park Land's National Heritage Values attributes are maintained for future generations.</p>
Adelaide Park Lands Zone	<p>Proposed new text in Adelaide Park Land Zone PO 5.3</p> <p><i>"Other than in the Aquatic Centre Subzone, additional car parking is avoided by utilising on street parking or shared parking areas, locating close to walking and cycling infrastructure, utilising the existing road network and other such means."</i></p>	<p>Not supported.</p> <p>An exception is not needed at the Zone level given Subzone level policy is proposed.</p>	Council acknowledges car parking will need careful consideration and planning to minimise impacts on the Park Lands and surrounding residential streets.
Adelaide Park Lands Zone	<p>Adelaide Park Lands Zone PO 7.1 – no change</p> <p><i>"Development is compatible with the outcomes sought by any relevant Concept Plan contained within Part 12 – Concept Plans of the Planning and Design Code to support the orderly development of land through</i></p>	If required, the Concept Plan should be amended	Refer to additional comments and recommendations provided elsewhere in this table under Part 12 – Concept Plans.


Planning and Design Code	Proposed Changes by State Government	[REDACTED]	Additional Comment/Changes Recommended by Council
	<p><i>staging of development and provision of infrastructure.”</i></p>		
<p>Adelaide Park Lands Zone</p>	<p>Proposed change to Adelaide Park Land Zone DTS/DPF 7.1</p> <p><i>“The site of the development is wholly located outside any relevant Concept Plan boundary.</i></p> <p><i>The following Concept plans are relevant:</i></p> <p><i>Description</i></p> <p><i>Concept Plan 79 – Primary Pedestrian Area</i></p> <p><i>Concept Plan 125 – City Riverbank – West</i></p> <p><i>Concept Plan xx – Adelaide Aquatic Centre”</i></p> <p>The proposed Concept Plan shows the location of:</p> <ul style="list-style-type: none"> • Concept Plan boundary • Vehicle access points • Pedestrian entry • Pedestrian connection • Indicative pedestrian connection • Existing car parking • Indicative Aquatic Centre Site (including Parking Areas) • Protect Avenue Planning and Landscape buffer • Return to Park Lands 	<p>Concept Plan to remove the “Indicative Aquatic Centre Site” blue hatching from the existing carparking area and be relocated away from residential properties on Barton Terrace.</p>	<ul style="list-style-type: none"> • Remove the “Indicative Aquatic Centre Site” blue hatching from the indicative car parking area. • Relocate the “Indicative Aquatic Centre Site” away from residential properties on Barton Terrace OR • Should the indicative site remain in its current location, nominate a minimum setback from existing residences e.g. minimum 40m setback from Barton Terrace • Maintain the visual distinction between the open character of the Park Lands and the built form of adjacent zones. • Map the extent of the Park Lands Trail and note Council’s 1.8m width requirement to ensure it is factored into early built form design and siting considerations. • Consider marking the extent of the Key Biodiversity Area in Park 2 (as detailed in Council’s Integrated Biodiversity Management Plan 2018 – 2023). Integrated Biodiversity Management Plan (d31atr86jnqrq2.cloudfront.net)

Planning and Design Code	Proposed Changes by State Government	[REDACTED]	Additional Comment/Changes Recommended by Council
	 <p>Concept Plan X Adelaide Aquatic Centre</p> <p>Figure 4 Proposed Concept Plan</p>		 <p>Map 4: Map showing pre-European vegetation boundaries, mapped remnant vegetation, significant revegetation, Key Biodiversity Areas and the Community Education Hub.</p>
Adelaide Park Lands Zone	<p>Proposed change to Adelaide Park Land Zone – Table 1 – Accepted Development.</p> <p>Introduction of the following new classes of development:</p> <ul style="list-style-type: none"> • <i>“Temporary car parking facilities</i> • <i>Temporary buildings and structures related to construction activities including (but not limited to) site offices, gantries,</i> 	<p>New classes of development should be associated with the primary use as an aquatic centre. subject to change outlined below re Table 2.</p> <p>Council notes Table 1 of the current Park Lands Zone currently includes numerous other classes of development – however these are not listed, nor are they indicated as deleted by the Code</p>	<p>Reword to ensure this policy approach is effective:</p> <ol style="list-style-type: none"> 1. Specifically refer to the Adelaide Aquatic Centre Subzone under “class of development” 2. Include relevant accepted development classification criteria in Column 2, e.g. <i>“Temporary car parking during construction of new Adelaide Aquatic Centre using existing entry and exit points”</i> 3. Consider creating a Table 2 – Deemed-to-Satisfy pathway for the same land uses to ensure any proposals which do


Planning and Design Code	Proposed Changes by State Government	[REDACTED]	Additional Comment/Changes Recommended by Council
	<p><i>temporary fencing, hoarding and scaffolding.</i></p> <ul style="list-style-type: none"> • <i>Stormwater infrastructure</i> • <i>Temporary fencing</i> • <i>Essential infrastructure</i> 	Amendment. This should be clarified.	not meet the criteria in Table 1, also have a streamlined assessment pathway.
Adelaide Park Lands Zone	No changes proposed to Table 2 – Deemed to Satisfy Development Classification	Update Table 2 – DTS to include assessment pathway for classes of development introduced in Table 1 which do not meet the criteria.	<p>Deemed to Satisfy minimum criteria for:</p> <ul style="list-style-type: none"> • <i>“Temporary car parking facilities</i> • <i>Temporary buildings and structures related to construction activities including (but not limited to) site offices, gantries, temporary fencing, hoarding and scaffolding</i> • <i>Stormwater infrastructure</i> • <i>Temporary fencing</i> • <i>Essential infrastructure”</i>
Adelaide Park Lands Zone	No changes proposed to Table 3 – Applicable Policies to Performance Assessed Development.	Support.	
Adelaide Park Lands Zone	No changes proposed to Table 4 – Restricted Development Classification.	Note that restricted development is an assessment pathway that could be considered.	<p>Consider use of Table 4 – Restricted Development for new Aquatic Centre as this would enable broader appeal rights than only the applicant.</p> <p>Note: this would mean that both the applicant and any notified person who makes a representation would have a right of appeal.</p>
Currently no subzone within the Adelaide Park Lands Zone	<p>Proposed new Adelaide Aquatic Centre Subzone</p> <p><i>DO 1 A recreation precinct that is a destination for quality leisure, recreation, health and wellness and active sport.</i></p>	Do not support the current location of the subzone due to amenity impact to residents. Recommend consideration of a different extent for the subzone that create greater separation to residential boundaries.	<p>DO 1 and DO 2 – support particularly for exemplary design</p> <p>Recognise that the Design Overlay is applicable to development over \$10m however Council seeks additional policy on design quality at the subzone level to help</p>

Planning and Design Code	Proposed Changes by State Government	Proposed Subzone Performance Outcome (PO) policies to address:	Additional Comment/Changes Recommended by Council
	<p><i>DO 2 Exemplary design of buildings to be respectful of the heritage values of the Adelaide Park Lands.</i></p> <p>Proposed spatial extent:</p> 	<p>Recommend strengthening the proposed Subzone Performance Outcome (PO) policies to address:</p> <ul style="list-style-type: none"> • Design • Aboriginal Cultural Values • National Heritage Values • Height and setback • Landscape buffer • Access and Inclusion/Universal Design • Water Sensitive Urban Design • Sustainability • Net Zero Carbon • Requirement for State Government to prepare dilapidation reports pre and post construction for nearby properties of heritage contribution. 	<p>achieve DO 2, including interface and articulation of any southern walls.</p>
	<p>PO 1.1 A range of open space, recreation and/or sport facilities</p> <p>DTS/DPF 1.1</p> <p>Advertisement Conservation work Consulting rooms Gymnasium Office Outbuilding associated with open space maintenance</p>	<p>Support on the basis that these uses are subordinate to the principal recreational use.</p> <p>The proposed subzone enables the following new land uses which are not currently envisaged in the Park Lands Zone:</p> <ul style="list-style-type: none"> • Consulting rooms • Gymnasium • Office • Indoor recreation facility 	<p>Refinement of wording is recommended to ensure consistency with the Park Lands Zone policy:</p> <p>Replace:</p> <p><i>“Structures associated with a public facility such as:</i></p> <ul style="list-style-type: none"> • <i>Bicycle parking</i> • <i>Picnic/BBQ shelters</i> • <i>Public toilets and amenities</i> • <i>Vehicle parking”</i>

Planning and Design Code	Proposed Changes by State Government	[REDACTED]	Additional Comment/Changes Recommended by Council
	Indoor recreation facility Lighting Recreation area Shop Special events Sporting field or club facility Swimming pools Structures associated with a public facility such as: <ul style="list-style-type: none"> • Bicycle parking • Picnic/BBQ shelters • Public toilets and amenities • Vehicle parking 	<ul style="list-style-type: none"> • Lighting • Swimming pools • Structures associated with a public facility such as bike and vehicle parking, picnic/barbeque area, shelter and toilet. 	With: <i>"Structures associated with a public facility such as bike and vehicle parking, picnic/barbeque area, shelter and toilet."</i>
Currently no subzone within the Adelaide Park Lands Zone	PO 1.2 An indoor recreation facility that accommodates swimming, recreation and wellness facilities to serve the community. DTS/DPF 1.2 None are applicable.	Provides additional guidance regarding envisaged uses within an indoor recreation centre.	None
Currently no subzone within the Adelaide Park Lands Zone	PO 1.3 Non-recreation land uses subordinate to the principal recreational use of the land DTS/DPF 1.3 Offices, consulting rooms, gymnasiums or childcare facilities that are in association with an indoor recreation facility. Shops	Clarification is required that shops are ancillary and under the main roof. PO 1.3 provides guidance that the non-recreation uses are subordinate to the principal recreation use of the land. DTS/DPF 1.3 allows for shops ancillary to a recreational use, club or sporting facility, and also allows	Recommend amendment: Shops 1. Are ancillary to a recreational use, club or sporting facility; and 2. Under the main roof of an indoor recreation facility.

Planning and Design Code	Proposed Changes by State Government		Additional Comment/Changes Recommended by Council
	<p>1. Are ancillary to a recreational use, club or sporting facility; or</p> <p>2. Under the main roof of an indoor recreation facility.</p>	for non-ancillary shops which are located under the main roof of an indoor recreation facility.	
Currently no subzone within the Adelaide Park Lands Zone	<p>PO 1.4 Minimise the impact of car parking on the Adelaide Park Lands through landscaping, permeable surfaces and other design strategies.</p> <p>DTS/DPF 1.4 None are applicable</p>	<p>Not supported.</p> <p>Seek amendment to minimise the extent and impact of car parking on the Adelaide Park Lands.</p>	<p>Recommend amendment:</p> <p>PO 1.4 Minimise the extent and impact of car parking on the Adelaide Park Lands through landscaping, permeable surfaces and other design strategies.</p>
Currently no subzone within the Adelaide Park Lands Zone	<p>PO 1.5 Provide adequate on-site car parking taking into account the availability of on-street parking public transport access, walking and cycling connections, and the availability of shared parking arrangements.</p> <p>DTS/DPF 1.5 None are applicable</p>	Request amendment relating to footprint of on-site car parking.	<p>Proposed change:</p> <p>PO 1.5 Provide adequate Minimise built-form footprint of on-site parking (car, bus, bicycle and accessibility/mobility) taking into account the availability of on-street parking public transport access, walking and cycling connections, and the availability of shared parking arrangements.</p> <p>DTS/DPF 1.5 None are applicable.</p>
Currently no subzone within the Adelaide Park Lands Zone	<p>PO 1.6 Rehabilitation of the Adelaide Aquatic Centre site (first constructed in 1968) for outdoor passive and active recreation, sport and/or ancillary uses.</p> <p>DTS/DPF 1.6 None are applicable</p>	Reference to ancillary uses is too broad.	Delete reference to "or" ancillary uses.
Currently no subzone within the Adelaide Park Lands Zone	None	If a subzone is introduced by the State Government to provide clarity about the nature of development, Council	Recommend introducing policy to Adelaide Aquatic Centre Subzone:

Planning and Design Code	Proposed Changes by State Government	[REDACTED]	Additional Comment/Changes Recommended by Council	
		<p>recommends introducing the following Adelaide Aquatic Centre Subzone categories, with relevant new policies:</p> <ul style="list-style-type: none"> • Built Form and Character • Environmental Management • Access and Movement • Safety 	<p>Built Form and Character</p>	
			<p>PO ** Development recognises, respects and ensures that the Park Lands' National Heritage Values attributes are maintained for future generations.</p>	<p>DTS/DPF ** None are applicable</p>
			<p>PO ** Development to recognise Aboriginal culture in the design and planning of the built and natural environment.</p>	<p>DTS/DPF ** None are applicable</p>
			<p>PO **Development is an appropriate height and form within the landscape context, and preserves views and vistas throughout the Park Lands.</p>	<p>DTS/DPF ** None are applicable</p>
			<p>PO ** Development sits comfortably within and is enhanced by the landscape setting, and protects and restores</p>	


Planning and Design Code	Proposed Changes by State Government		Additional Comment/Changes Recommended by Council	
			the surrounding biodiversity.	
			PO ** Universal Design features are incorporated to ensure accessibility for people living with disabilities or limited mobility.	DTS/DPF ** None are applicable
			PO ** Built form reinforces: <ul style="list-style-type: none"> - Informal and formal outdoor recreation characterised by grassed areas and peripheral woodland planting - A landscape of predominantly Eucalyptus species, woodland and open grassed playing fields - Preserved areas of remnant vegetation 	DTS/DPF ** None are applicable
			Landscaping	
			PO ** Soft landscaping and tree	DTS/DPF ** None are applicable


Planning and Design Code	Proposed Changes by State Government	[REDACTED]	Additional Comment/Changes Recommended by Council	
			planting are incorporated to: <ol style="list-style-type: none"> 1. minimise heat absorption and reflection 2. maximise shade and shelter 3. maximise stormwater infiltration 4. enhance the appearance of land and streetscapes. 	
			Environmental Performance	
			PO ** Buildings are sited, oriented and designed to maximise natural sunlight access and ventilation to main activity areas, common areas and open spaces.	DTS/DPF ** None are applicable
			PO ** Buildings are sited and designed to maximise passive environmental performance and minimise energy consumption and reliance on mechanical	DTS/DPF ** None are applicable


Planning and Design Code	Proposed Changes by State Government	[REDACTED]	Additional Comment/Changes Recommended by Council	
			systems, such as heating and cooling.	
			PO ** Buildings incorporate climate responsive techniques and features such as building and window orientation, use of eaves, verandahs and shading structures, water harvesting, at ground landscaping, green walls, green roofs and photovoltaic cells.	DTS/DPF ** None are applicable
			PO ** Buildings are designed to achieve net zero carbon.	DTS/DPF ** None are applicable
			Water Sensitive Design	
			PO B.** Development is sited and designed to maintain natural hydrological systems without negatively impacting: 1. the quantity and quality of surface	DTS/DPF ** None are applicable

Planning and Design Code	Proposed Changes by State Government	[REDACTED]	Additional Comment/Changes Recommended by Council	
			<p>water and groundwater</p> <ol style="list-style-type: none"> 2. the depth and directional flow of surface water and groundwater 3. the quality and function of natural springs. 	
			<p>PO ** Development likely to result in risk of export of sediment, suspended solids, organic matter, nutrients, oil and grease include stormwater management systems designed to minimise pollutants entering stormwater.</p>	<p>DTS/DPF ** None are applicable</p>
			<p>PO ** Water discharged from a development site is of a physical, chemical and biological condition equivalent to or better than its pre-developed state.</p>	<p>DTS/DPF ** None are applicable</p>

Planning and Design Code	Proposed Changes by State Government	[REDACTED]	Additional Comment/Changes Recommended by Council	
			PO ** Development includes stormwater management systems to mitigate peak flows and manage the rate and duration of stormwater discharges from the site to ensure that development does not increase peak flows in downstream systems.	DTS/DPF ** None are applicable
			Access and Movement	
			PO ** Public vehicle access into the Park Lands is minimised.	DTS/DPF ** None are applicable
			PO ** Aquatic Centre designed to encourage active transportation such as walking, cycling and public transport.	DTS/DPF ** None are applicable
			PO.** Aquatic Centre has strong connections to and within the surrounding precinct.	DTS/DPF ** None are applicable
			Safety	

Planning and Design Code	Proposed Changes by State Government		Additional Comment/Changes Recommended by Council	
			PO ** Development maximises opportunities for passive surveillance of the public realm by providing clear lines of sight, appropriate lighting and the use of visually permeable screening wherever practicable.	DTS/DPF ** None are applicable
			PO ** Development is designed to differentiate public, communal and private areas.	DTS/DPF ** None are applicable
			PO ** Buildings are designed with safe, perceptible and direct access from public street frontages and vehicle parking areas.	DTS/DPF ** None are applicable
			PO ** Development is designed to maximise opportunities for passive surveillance of the adjacent public realm.	DTS/DPF ** None are applicable
			PO ** Common areas and entry points of buildings maximise passive surveillance	DTS/DPF ** None are applicable

Planning and Design Code	Proposed Changes by State Government		Additional Comment/Changes Recommended by Council	
			from the public realm to the inside of the building at night.	
Currently no subzone within the Adelaide Park Lands Zone	None	Recommend introduction of a requirement to prepare dilapidation reports pre and post construction for nearby properties of heritage contribution	Recommend new policy in Adelaide Aquatic Centre Subzone: PO *.* - Pre- and Post-construction dilapidation reports are prepared for nearby properties with heritage value.	
Part 3 – Overlays				
	No changes proposed	Support to maintain existing overlay framework. Additional recommendation: strengthen policies to encourage recognition of the values associated with the National Heritage listing of the Adelaide Park Lands and City Layout.	Introduce a National Heritage Overlay for the Adelaide Park Lands and City Layout based on the recommendations of the National Heritage Management Plan (HMP) and the incorporation of policies to reflect and protect the integrity and values of the area.	
Part 4 – General Development Policies				
	No changes proposed	Support	None	
Part 5 – Specified matters and areas identified under the Act and Regulations				
	No changes proposed	Support	None	
Part 6 – Index of Technical and Numeric Variations				
	No changes proposed	Support	None	

Planning and Design Code	Proposed Changes by State Government		Additional Comment/Changes Recommended by Council
Part 7 – Land Use Definitions	No changes proposed	Support	None
Part 8 – Administrative Terms and Definitions	No changes proposed	Support	None
Part 10 – Significant Trees	No changes proposed	Support	None
Part 11 – Local Heritage Places	No changes proposed	Support	None
Part 12 – Concept Plans	New Concept Plan ** - Adelaide Aquatic Centre, which is referred to in Park Lands Zone ****	If required, the Concept Plan should be amended	Support proposed use of existing access points. Landscape buffer: <ul style="list-style-type: none"> • The existing trees along the south boundary of Park 2 sit in the road reserve. • Council seeks additional planting and a landscape buffer within Park 2 having regard to the principles of crime prevention through environmental design.
Part 13 – Table of Amendments	Not applicable until any proposed Code Amendment is gazetted.	N/A	N/A

From: [REDACTED]
To: [Code Amendments Feedback](#)
Subject: Adelaide Aquatic Centre Code Amendment - DEW comments
Date: Monday, 6 March 2023 4:01:52 PM
Attachments: [image001.png](#)

OFFICIAL

Thank you for providing the [REDACTED] with the opportunity to comment on the Adelaide Aquatic Centre Code Amendment. Staff from [REDACTED] have reviewed the Code Amendment and provide the following comments:

- [REDACTED] notes that the purpose of the Code Amendment is to introduce a new subzone that will support the development of a new aquatic centre to replace the existing Adelaide Aquatic Centre.
- [REDACTED] supports that the future use of the land will result in 'no net loss' of open space land in the Adelaide Park Lands with the return of the Adelaide Aquatic Centre site to the park lands once the new aquatic centre is built.
- [REDACTED] also supports retaining the existing car park so as not to require further land for car parking and minimising additional impermeable surfaces in this area.
- [REDACTED] considers the retention of existing mature trees, particularly native trees, is a priority and that any new development should be designed and sited to maximise the retention of existing mature trees. There are a number of existing mature trees within the new subzone and some of these are also covered by the regulated and significant tree provisions. [REDACTED] supports the recommendation by Succession Ecology to maintain biodiversity by minimising impacts upon existing fig, pine and large Eucalyptus trees. There is nothing in the new subzone or concept plan that reinforces this recommendation. [REDACTED] suggests that the concept plan could be amended to identify those trees of particular importance that should be retained.
- After the completion of the new aquatic centre and the removal of the existing building landscaping should be reinstated as quickly as possible and ideally with native vegetation. [REDACTED] notes that the Code Amendment doesn't detail what return to the park lands means. From a [REDACTED] perspective the return of this area should include revegetation with native vegetation that will result in a biodiversity positive outcome, PO 1.6 in the subzone hints at active and passive recreation and sport, but [REDACTED] suggests this be expanded to include revegetation for biodiversity positive outcomes.
- [REDACTED] promotes the integration of Water Sensitive Urban Design (WSUD) and Biodiversity Sensitive Urban Design (BSUD) outcomes into the design of future development and any future landscaping at this site. Consideration of these matters should occur as early as possible in the planning stages.

Stormwater solutions are raised in the Code Amendment's investigations with the emphasis on using existing infrastructure [REDACTED] suggests that consideration be given to how stormwater (as a resource) could be used to support greening around the site such

[REDACTED]

From: [REDACTED]
Sent: Monday, 6 March 2023 1:58 PM
To: Code Amendments Feedback
Cc: [REDACTED]
Subject: TNAS - Re: Adelaide Aquatic Centre Code Amendment Proposal – Submission
Attachments: 2023-03-06-TNAS-Ltr-Submiss-SAGov-CodeAmend-ParkLand-AquaticCentre-Sent.pdf; 2023-03-06-TNAS-Ltr-Submiss-SAGov-CodeAmend-ParkLand-AquaticCentre-Sent-Appendix-PDC-LoEDoc_EROMB8.pdf

Mon. 6 March 2023

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

By email only: feedback@codeamendments.com.au

Dear [REDACTED]

Re: Adelaide Aquatic Centre Code Amendment Proposal – Submission

Please accept the attached letter and its *attachment* (and separately attached Appendix) as the submission of [REDACTED] you as the "Designated Entity" responsible for undertaking the Adelaide Aquatic Centre Code Amendment process approved by Minister Bettison MP (as delegate for the Minister for Planning) by letter dated 24 November 2022, and subject to the conditions specified in that letter.

Please note that the submission invites you to desist from the code amendments being sought by the SA Government and otherwise urges the Minister to not support the proposed, or any, code amendment. These matters are addressed in the attached submission (pdf document comprised of a letter and attachment (12 pages).

The other attached pdf document (Appendix PDC re Park 2 (ePlanSA)) is 117 pages generated electronically by the ePlan system as being Planning and Design Code prescriptions applicable to Park 2 of the Adelaide Park Lands, described by ePlan as "Lot 1602 Fitzroy Tce, North Adelaide SA 5006.

Please kindly acknowledge receipt.

Yours sincerely,

[REDACTED]

Attached:

2023-03-06-TNAS-Ltr-Submiss-SAGov-CodeAmend-ParkLand-AquaticCentre-Sent.pdf
2023-03-06-TNAS-Ltr-Submiss-SAGov-CodeAmend-ParkLand-AquaticCentre-Sent-Appendix-PDC-LoEDoc_EROMB8.pdf

cc. State Member for Adelaide, [REDACTED]



[REDACTED]
[REDACTED]
email is the preferred mode of correspondence
[REDACTED]

06 March 2023

[REDACTED]
[REDACTED]
Designated Entity for the Proposal to Initiate the Adelaide Aquatic Centre Code Amendment
c/- **Adelaide Aquatic Centre Code Amendment**

[REDACTED]
By email only: feedback@codeamendments.com.au

Dear [REDACTED]

Re: Adelaide Aquatic Centre Code Amendment Proposal – Submission

Please accept this letter and *attachment* as the submission of [REDACTED] to you as the "Designated Entity" responsible for undertaking the Adelaide Aquatic Centre Code Amendment process approved by Minister Bettison MP (as delegate for the Minister for Planning) by letter dated 24 November 2022, and subject to the conditions specified in that letter.

[REDACTED] invites you to desist from undertaking the Adelaide Aquatic Centre Code Amendment process on the basis that the Planning and Design Code (PDC) currently enables a replacement Adelaide Aquatic Centre (AAC) on Park 2 (Pardipardinyilla/Denise Norton Park) in the Adelaide Park Lands.

Alternatively, [REDACTED] urges the Minister to not support the proposed, or any, Adelaide Aquatic Centre Code Amendment on the grounds addressed in the *attached*, including the following.

1. The current terms of the Planning and Design Code (PDC) suffice and have operative effect for the Government of South Australia to establish a replacement Adelaide Aquatic Centre on Park 2 (Pardipardinyilla/Denise Norton Park) (Park 2) (i.e., same size built form footprint and existing uses); the demolition of the current built form; and the rehabilitation and revegetation of the demolition site as verdant freely accessible parklands.
2. The proposed Adelaide Aquatic Sub Zone is proposed to operate as an exception to, and thus diminish, the existing Park Lands Zone Overlay, and is otiose based on the current terms of the PDC. The proposed sub zone is grossly greater than the current footprint and requirements of a new Adelaide Aquatic Centre (new AAC) having regard to the existing uses and footprint of the built form and government commitments (incl. no net loss of Park Lands (i.e., from Park 2)). The current built form footprint is about 5-7%; the proposed sub zone is about 35-40% (~6.6ha) of Park 2 (~17ha) and has a "desired outcome" for a "recreational precinct" rather than an AAC.
3. The proponent has not proffered an undertaking to initiate and support 'shrink wrapping' any new sub zone to conform with the dimensions of the foundations of the new built form (or at worst, its immediate curtilage). The terms of the proposed sub zone infer and connote future additional land uses not presently contemplated or disclosed. That is at odds with planning for a replacement AAC, land rehabilitation, and no net loss of Park Lands from Park 2.

Please acknowledge receipt.

Yours sincerely,

[REDACTED]
cc. State Member for Adelaide, [REDACTED]

To: [REDACTED]
[REDACTED]
as the “Designated Entity” for the Proposal to Initiate the Adelaide Aquatic Centre Code Amendment

From: [REDACTED]

Dated: 06 March 2023

Re: **Adelaide Aquatic Centre Code Amendment Proposal – Submission**
Planning, Development and Infrastructure Act 2015 (PDI Act)
Planning and Design Code (PDC)
Adelaide Aquatic Centre (AAC) – Adelaide Park Lands (APL)

Proposal to Initiate the Adelaide Aquatic Centre Code Amendment

1. The Proposal to Initiate the Adelaide Aquatic Centre Code Amendment cites a commitment by the Government of South Australia “to rebuild a new Adelaide Aquatic Centre in the Adelaide City northern Park Lands at Pardipardinyilla / Denise Norton Park (Park 2)” which will be “on adjacent land in a way that results in no net loss of Park Lands” with demolition of the current centre and “return of the current site to Park Lands ...”.¹ It expressly refers to “development of a new Aquatic Centre with the same footprint as the existing ...”.²
2. The Proposal to Initiate acknowledges that the “Planning and Design Code allows for the redevelopment of the current Aquatic Centre” on CR6102/710.
3. However, the proposed amendments to the Code (PDC) introduce (a) a new Adelaide Aquatic Centre Sub Zone (“sub zone”) that will significantly exceed the footprint and area of impact of the existing Adelaide Aquatic Centre and will comprise a sizeable proportion of Park 2 (about ~35-40% of Park 2); and (b) substantive amendment of the Adelaide Park Lands Overlay to exclude the area of the sub zone from elements of the Park Lands Overlay.
4. Although the title of the sub zone refers to “Adelaide Aquatic Centre”, somewhat disingenuously the “Desired Outcome” is not for an “Aquatic Centre” but rather “A recreation precinct that is a destination for quality leisure, recreation, health and wellness and active sport” that enables a raft of additional land uses and “deemed to satisfy” performance outcomes.
5. Minister Bettison MP (as delegate for the Minister for Planning) approved the Proposal to Initiate the Adelaide Aquatic Centre Code Amendment subject to the conditions and requirements specified in the approval letter (24/11/22).

¹ The current Adelaide Aquatic Centre (AAC) is not “return[ed] to Park Lands” because it is already on, and thus part of, the Adelaide Park Lands (APL). It is presumed that the intention and proposal is to return to verdant parklands that part of the Park Lands on which the AAC built form footprint current stands consistent with DO¹ of the Adelaide Park Lands Zone Overlay.

² Note: the stated effect of the code amendment is that the “building footprint will be largely consistent with the

existing Aquatic Centre”. That connotes that the proposed code amendment will enable a footprint that is not “the same as the existing” Centre. If “consistent” is intended to mean a footprint that is no more than the existing footprint, no issue is taken; that ought to be expressed in those terms to avoid misapprehension. Elsewhere, the effect of the proposed code amendment is that the “development of the new Aquatic Centre will maintain the footprint area of the existing Centre ...”.

6. The Proposal to Initiate signed by the Minister (24/11/2022) indicated “*the Proponent (DIT [Department for Infrastructure and Transport]) will be the Designated Entity*”. DIT is an administrative unit of the Crown (i.e., the Crown in right of the State of South Australia) and is not a legal entity.
7. The approval of the Minister is on the basis that the Chief Executive of the Department for Infrastructure and Transport is the “Designated Entity” (s 73(4)(a) PDI Act). The chief executive of an administrative unit is employed by or on behalf of the Crown; is employed in the Public Service; is responsible to the Premier and the department’s minister; is a servant of the Crown; and is subject to direction by the Crown other than as prescribed.³
8. Absent anything to the contrary, it may reasonably be presumed that:
 - a. The proposed development of the Adelaide Aquatic Centre has been the subject of Cabinet consideration and decision;
 - b. That the Proposal to Initiate the Adelaide Aquatic Centre Code Amendment has been the subject of Cabinet consideration and decision, or noted by Cabinet; and
 - c. That the Minister was a member of Cabinet at the material times.
- d. The Crown is not a disinterested party in respect of the determination of support of the Proposal to Initiate the Adelaide Aquatic Centre Code Amendment; and subject to the foregoing, the Minister has presumably been party to Cabinet consideration about the development of the Adelaide Aquatic Centre the subject of the Proposal to Initiate.
9. Absent anything to the contrary, this application is made by a servant of the Crown for purposes of the Crown developing and operating a replacement Adelaide Aquatic Centre on the Adelaide Park Lands (APL) in circumstances where the application is to be determined by a Minister of the Crown and the Crown accepts that the Planning and Design Code allows for the redevelopment of the current Aquatic Centre on the subject land.
10. The Proposal to Initiate does not refer to what part of the proposed costs is allocated to the development and construction of a replacement Adelaide Aquatic Centre; the subsequent demolition of the Adelaide Aquatic Centre; and the consequential revegetation and re-establishment of trees and tree canopy on the land on which the demolished built form stood.
11. Consultation on the code amendment proposal is open for 6 weeks from 23 January 2023 to 6 March 2023.



12. [Redacted] was established in 1970 as a community group. Since then, it has remained concerned, amongst other matters, for the:
 - a. Current and future liveability, life, and environment of communities, including that part of the City of Adelaide that comprises the historic residential and main streets areas of North Adelaide;
 - b. Iconic Adelaide Park Lands (APL) as verdant and ecologically diverse parklands of trees, canopies, understoreys, and open spaces for current and future generations;
 - c. Land sequestered by state and local governments for their purposes being rehabilitated and restored to publicly accessible verdant and ecologically sustainable parklands within the APL.

³ Public Sector Act 2009

13. Although not the subject of the consultation process being conducted about the proposed Code Amendments, the primary position of TNAS is for any new AAC to be located off the APL.

- a. This current process would not preclude a progressive Adelaide City Council from offering, for example, to meet the total cost of subsequent demolition and Park Land reinstatement if the state government were to have the foresight to establish a new AAC on a brownfields site off the Adelaide Park Lands.
- b. That would meet the concerns of current users for continuity of use and address expected future demands.⁴
- c. It would achieve a once in a several generations opportunity for rehabilitation and revegetation of the iconic Adelaide Park Lands.
- d. It would be consistent with Parliamentary concerns about the diminishing urban environment and the value and contribution of trees, tree canopies and understorey to an urban environment.⁵

14. **In relation to this consultation process,** TNAS submits:

- a. That the proposed code amendments are not necessary as the PDC allows for the redevelopment of the current Aquatic Centre on CR6102/710, including temporary arrangements during build, demolition, and parkland rehabilitation stages.

See attached: Appendix PDC re Park 2 (ePlanSA), which is content electronically exported from a 117 page pdf document generated by ePlanSA PDC prescriptions concerning the "affected land".

- b. That the Crown is seeking amendment of the PDC in the interests of the Crown's intended development and operation of a replacement Adelaide Aquatic Centre on Park Lands, in respect of which the Crown has designated a Crown servant as the "designated entity" and about which amendments the Crown is the decision maker in circumstances where the Crown expressly acknowledges in its Proposal to Initiate that the "*Planning and Design Code allows for the redevelopment of the current Aquatic Centre*" on CR6102/710.
- c. The basis for the proposed code amendments and new sub zone has not been substantiated and alternatively exceed or are not consistent with commitments acknowledged by the Crown, its servant or agents.
- d. That the proposed code amendments contemplate and would permit additional land uses and uses inconsistent with the current Adelaide Park Lands Overlay ("Park Lands Overlay") and would permit uses that are not within current performance objectives or outcomes.
- e. That the extent of the sub zone boundary is grossly excessive and connotes expansion of the footprint, additional types of land uses, and expansion of uses that are not in accord with desired or performance outcomes applicable to a replacement Adelaide Aquatic Centre on Park 2.
- f. That any variation to the PDC should not detract from the current listing of the Adelaide Park Lands on the National Heritage register or detract from the criteria against which the Adelaide Park Lands will be assessed for World Heritage listing.

⁴ Users of the AAC are predominantly from Port Adelaide (23%), Charles Sturt (17%) and Prospect (16%) (cf. code amendment engagement plan: "community profile")

⁵ Note the current inquiry of the Environment, Resources and Development Committee (House of Assembly) into the [diminishing] urban forest, which "*encompasses all the*

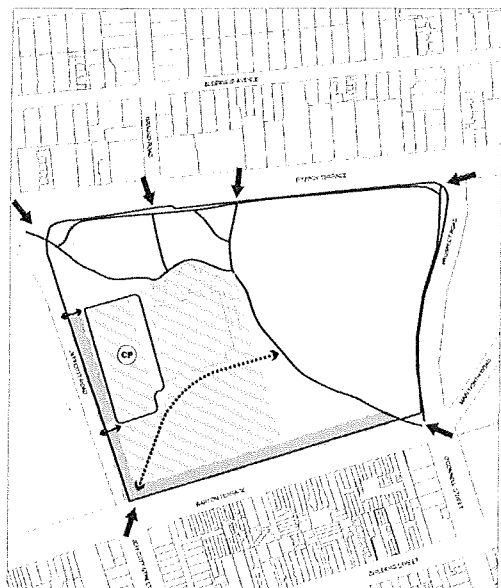
trees in an urban area, including trees on private land such as gardens and businesses, trees on state government land such as public schools, state parks and reserves, and trees on local government land such as local parks, reserves and streets."

Proposed Code Amendments

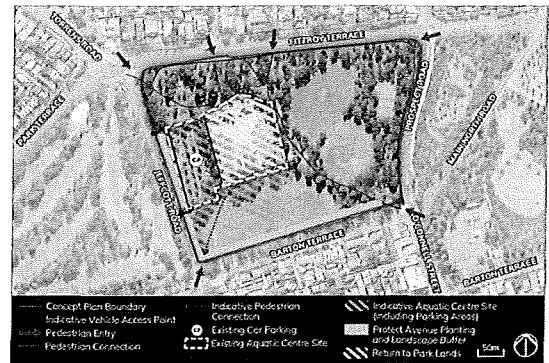
15. The Adelaide Aquatic Centre (AAC):
- a. is a community asset of the Adelaide City Council. TNAS understands it remains in the ownership of the Adelaide City Council (ACC);
 - b. is located on the Adelaide Park Lands (APL) within Park 2 (Pardipardinyilla/Denise Norton Park) (i.e., Park 2);
 - c. the ACC is the 'custodian' of the Adelaide Park Lands (i.e., 'landowner' in the interests of future generations);
 - d. is located away from each of the adjacent residential areas on Barton and Fitzroy Terraces; and
 - e. is located well within Park 2 screened by mounding and vegetation, and surrounded to the north, east and south by spacious parkland settings, and a 'soft carpark' setting to the west.
16. TNAS notes the following matters relevant to consideration of the proposed code amendments.
- a. In its pre-election commitments, the SA Labor Leader, now Premier Peter Malinauskas MP, following "*strong advocacy from the Labor Candidate for Adelaide Lucy Hood*", now Lucy Hood MP, said the "*new Adelaide Aquatic Centre will be built either on the current site or in the adjacent corner*" and committed to "*there will be no net loss of Park Lands through the development*", obviously inferring no net loss to Park 2.
 - b. The current site was not the subject of consultation conducted by the proponent of this code amendment.
 - c. Contrary to the express pre-election commitment, consultation was confined the southwest, southeast, and northeast corners of Park 2.⁶ The basis and process of consultation were determined by government (i.e., the Crown).
 - d. The consultation conducted by the proponent referred to the current AAC and did not foreshadow expansion of the footprint of the new AAC, the extent of land uses beyond those current existing (i.e., existing uses), the inclusion of commercial uses, any requirement for variation of the PDC in relation to Park 2 or the Park Lands, or the establishment of a sub zone taking up ~35-40% of Park 2 to establish a new "recreation precinct" with additional land uses.
 - e. The proponent accepts that the "*Planning and Design Code allows for the redevelopment of the current Aquatic Centre*" on CR6102/710.
 - f. A planning application and any consequential approval can address necessary temporary related matters associated with the construction of a new AAC and demolition of the current AAC. Nowhere in the attendant material does the proponent assert to the contrary or substantiate any inference to the contrary that might be asserted to arise.
17. The proponent asserts that the code amendment "*proposes a clearer policy environment*" by seeking to include a "*Concept Plan over the whole of the Affected Area, and a Sub Zone over the existing Aquatic Centre site, car parking area and new Aquatic Centre site.*"
- a. There is nothing within the "rationale" that identifies why and what code amendment is required, what purpose is to be served by each or any of the proposed amendments, or what current PDC prescriptions would proscribe the development of a new AAC to replace the current AAC and its existing uses.

⁶ DIT consultation publications, 2022.

- b. The terms of the sub zone are not for the purpose of a new Aquatic Centre to replace the existing AAC and the uses therein. Rather, the sub zone is for the establishment of a destination based “recreation precinct” within Park 2 of the Park Lands with extensive additional “deemed to satisfy” performance outcomes (i.e., land uses) in the interests of the Crown being the ‘owner’ and operator of anticipated built form within the sub zone.
- c. The “Concept Plan”⁷ does no more than reference “indicative vehicle access points”,⁸ pedestrian movement, and “indicative” areas.



Concept Plan X
Adelaide Aquatic Centre



18. The proposed code amendment seeks to have the following effect.

- a. The “Desired Outcome” for the Adelaide Park Lands Zone is for a *“unique publicly accessible and well connected open space system ... that creates a distinctive landscaped park setting for the City of Adelaide.”* (emphasis added)
- b. The current Adelaide Park Lands Overlay will be substantively altered in relation to Park 2 (the “affected area”).



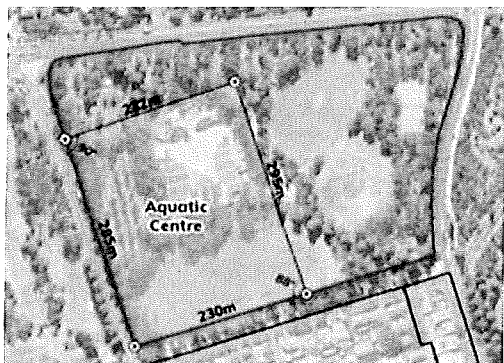
- i. The Overlay amendment will exclude the Adelaide Aquatic Centre Sub Zone from the operation of PDC Park Lands Zone requirements concerning shops being “ancillary” to a recreational use, club or sporting facility; a replacement building not exceeding the “overall building

⁷ Cf. “For Consultation Adelaide Aquatic Centre Code Amendment”, URPS at pages 12 and 13

⁸ Note that the use of “indicative” is suggestive rather than prescriptive and is not in accord with the commitment

expressly stated in DIT material: “...entry to the new centre carpark will be via Jeffcott Road (like the current centre). There will be no vehicle entry to the facility from Barton Terrace West”, Project Update Nov/Dec 2022.

- i. footprint"; and avoiding additional car parking.
- ii. It will include reference to the proposed concept plan, which does not give effect to commitments made by the proponent (i.e., government) in relation to built form footprint and seeks to enable additional uses by means of a proposed Adelaide Aquatic Centre Sub Zone (the "Aquatic Centre Sub Zone", "sub zone")
- c. About 35% of Park 2 will be taken over to establish the sub zone.



- i. There was no suggestion at any time that in funding and determining to take over the operation of a replacement AAC with a built form footprint no greater than the existing AAC built form footprint, the state government (i.e., the Crown) through the proponent would be seeking to take over about 35% of Park 2 by means of establishing an extensive sub zone to override otherwise existing planning prescriptions applicable to the Adelaide Park Lands and Adelaide Aquatic Centre.

- 19. The **primary** submission of TNAS is that the code amendments NOT be supported, including on the basis that they are not necessary:
 - a. There is an existing use on an existing site.
 - b. The replacement built form is for the same land uses.
 - c. The replacement is not proposed to have any increase in the building (built form) footprint (i.e., there is to be no net loss to this part (Park 2) of the Park Lands).
 - d. The design and other aspects of a replacement can be dealt with under existing design and related guidelines, policies, and planning prescriptions.
 - e. The existing planning and design code provisions can accommodate both a replacement AAC *in situ*, and alternatively one that is contiguous with the current footprint.
 - f. The existing PDC provisions enable a new AAC, subsequent demolition and foreshadowed consequential processes, both in relation to temporary uses and rehabilitation consequent on demolition.
 - g. The current built form footprint is in the order of about 5-7% of Park 2. The proposed sub zone grossly exceeds that and will comprise about 35-40% (~6.7ha) of Park 2 (~17ha).⁹
 - h. There is no proposal or undertaking to reduce the size of the sub zone to encompass only the footprint of the new AAC (i.e., to 'shrink wrap' the sub zone to the new built form), which if envisaged, would require a further consultation process.

⁹ Note: the "affected area map" titled "Designated Entity: Department of Transport and Infrastructure" (sic) published 25/11/2022 by the "Department for Trade and Investment" indicates "Affected Area (ha): 15.9" (presumably based on the red outline that sits north of the current road edge for Barton Terrace West). If that is correct, the current footprint of the AAC is ~5.7-6.9% of Park 2, and the proposed sub-zone will be an even greater proportion of Park 2 (~42%). For all practical purposes, the area to the south of the red line is publicly (and visually) part of Park 2. However, it is not clear whether that area is in fact

technically delineated as carriageway. If that is the case, various publications issued by the state government refer to undertakings to retain at least not less than the bandwidth of trees and other plantings along Barton Terrace West. At pages 12 and 13 of the URPS code amendment document, the "*protect avenue planting and landscape buffer*" appears to the north of the red line depicted in Figure 3 (p. 10) of that document. The expressed commitment ought to be expressly respected and honoured in legally effective terms to apply in perpetuity, similarly with the other commitments.

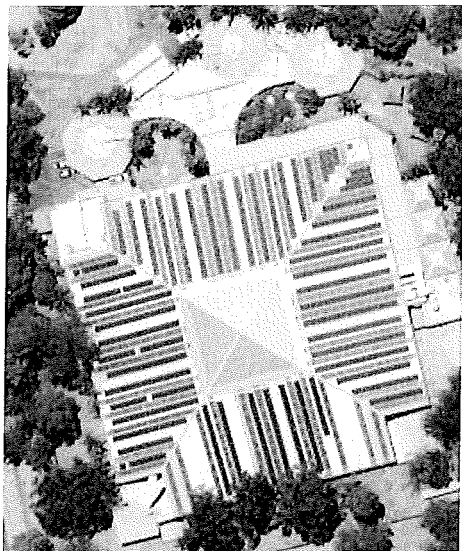
- i. There is no undertaking from the current applicant that the applicant will initiate and support 'shrink wrapping' the new sub zone to be confined to the foundations of the new built form (or at worst, its immediate curtilage).
 - j. There is no proposal by the proponent that the dimensions of the sub zone be made the subject of a condition that upon the commencement of its operation, the physical dimensions of sub zone will be deemed to be the dimensions of the footprint of the built form of the new AAC (a condition consequent).
 - k. The absence of an undertaking or inclusion of a condition consequent infers and connotes intended future expansion and other land uses not presently contemplated or disclosed.
 - l. The extent of the proposed sub zone will result in a gross net loss of Park Lands from Park 2.
 - i. The extent of the geographic area of the proposed sub zone is far greater than the area of the footprint of the current AAC; grossly exceeds the public statements about the intended size of a new AAC;
 - ii. The proposed sub zone will not be subject to the current PDC Park Lands Overlay provisions that consistently apply to the Park Lands; and
 - iii. The Concept Plan does not address land uses and the sub zone includes prescriptions that will permit additional land uses (including commercial uses) over and above those currently applicable. The Concept Plan makes no reference to those uses notwithstanding that the proponent has commenced the *"planning and design process for the new centre include[ing] the development of a Concept Design that will show what kind of facilities will be available inside the new centre and what the building will look like."*¹⁰
 - m. The terms of the proposed sub zone are not consistent with it being a replacement or new Adelaide Aquatic Centre. Rather the sub zone is for an exceptionally large "recreation precinct" as opposed to a Park Land on which there is situated an Aquatic Centre.
20. If the primary submission is not accepted, the **secondary** (i.e., alternative) submission of TNAS is that the Park Lands Overlay not be altered and that the terms of the proposed sub zone be substantively altered consistent this submission, in particular the following.
- a. That there be no alteration to the current terms of the Park Lands Overlay, the terms of which apply consistently to the Park Lands. The proposed alteration will in practical effect result in a diminution of the Park Lands; enable the establishment of private or commercial activities or land uses (i.e., not currently within the existing AAC as an existing use) that ought properly and reasonably to be within main street or business precincts of the City of Adelaide or adjacent local government areas;¹¹ and enable expansion of the current area of carparking.¹²
 - b. That any sub zone operates consistent with the way sub zones operate within the PDC. The current terms of the proposed code amendment would result in the proposed sub zone being of a higher order in the hierarchy of applicable planning criteria, in contradiction with other sub zones.
 - c. That any sub zone specifies the footprint size of the new AAC as being no more than

¹⁰ DIT Project Update, Nov/Dec 2022, which also indicates that *"finalis[ing] brief"* will precede *"Code amendment and community engagement"*.

¹¹ This would also be consistent with principles of competitive neutrality.

¹² Cf. "For Consultation Adelaide Aquatic Centre Code Amendment" at page 9.1.

that of the current built form, i.e. the area of the foundations for the square shaped roof form depicted (~9,000m²) and if applicable the entry structure (~2,000m²), which together comprise ~6% of Park 2.



- d. That any sub zone specifies no more than the current area and configuration of the soft form ancillary carparking area.
- e. That any sub zone specifies that the area of the proposed sub zone will not exceed the footprint size of the current built form as depicted (either the area of the square building, or at worst, with the addition of the entry structure). That is, the current built form footprint is in the order of about 5-7%, yet the proposed sub zone grossly exceeds that and will comprise about 35-40% (~6.6ha) of Park 2 (~17ha)
- f. That the desired and performance outcomes described in any sub zone should be expressed in terms of currently applicable land uses (e.g. aquatic centre with an ancillary shop, health (gym) centre, and facilities of a type that is a current land or existing use).

Outcomes should not be expanded to contemplate or permit additional land use/s beyond that currently applicable within the current AAC.

- i. Rather than providing for a new Aquatic Centre, the proposed sub zone is for the establishment within Park 2 of a large "recreation precinct" of which a component will be one or more swimming pools.
- ii. Rather than the "Desired Outcome" of the sub zone being an Aquatic Centre as suggested by its title and the current use, much of Park 2 is instead proposed to become "A recreation precinct that is a destination for quality leisure, recreation, health and wellness and active sport."

The "recreation precinct" will permit the following as "Deemed-to-Satisfy Criteria / Designated Performance Feature[s]" (i.e., deemed to satisfy):

"Development comprises one or more of the following:

- Advertisement
- Conservation work
- Consulting rooms
- Gymnasium
- Office
- Outbuilding associated with open space maintenance
- Indoor Recreation Facility
- Lighting
- Recreation area
- Shop
- Special events
- Sporting field or club facility
- Swimming pools
- Structures associated with a public facility such as:
 - Bicycle parking
 - Picnic /BBQ shelters
 - Public toilets and amenities
 - Vehicle Parking."

The "recreation precinct" will also permit as "deemed to satisfy" a performance objective of "non-recreation land uses subordinate to the principal recreational use of the land". That expression is neither defined within the terms of the sub zone or explained within the Proposal, but

includes the following as deemed to satisfy land uses:

“Offices, consulting rooms, gymnasiums or childcare facilities that are in association with an indoor recreation facility.”

“Shops:

- 1. Are ancillary to a recreational use, club or sporting facility; or*
- 2. Under the main roof of an indoor recreation facility.”¹³*

These various proposed deemed to comply uses substantially exceed those currently applicable.

- iii. The sub zone proposes a performance objective for “on-site car parking” (which connotes adding to the already considerable car parking).
- iv. The sub zone also includes a “performance objective” for “rehabilitation of the Adelaide Aquatic Centre site”. However, that is not described in terms of “return[ing] the current site to Park Lands”, i.e., as parklands: trees, tree canopy and understorey, but rather exclusively for “*outdoor passive and active recreation, sport and/or ancillary uses*”.
- g. The terms and impact of the proposed sub zone extend well beyond the current Aquatic Centre and associated land uses, and are not consistent with stated commitments or intentions for a new aquatic centre. The terms and impact of the sub zone should be confined to replacing the current Aquatic Centre within its current built form footprint, and rehabilitating the current site in a manner that befits Park 2 as parklands within the Park Lands.
- h. That any sub zone does not permit any diminution of habitat, tree reduction or reduction in tree canopy or understorey.
- i. That any sub zone does not permit any expansion of ancillary carparking beyond that which is currently *in situ*.
- j. That any sub zone does not permit removal of any trees from areas adjacent to Barton Terrace, Jeffcott Road and Fitzroy Terrace, noting that improving the number and type of trees and parkland setting along those frontages does not require any alteration to the PDC.
- k. That any sub zone include a definition of the expression “no net loss of Park Lands” vis a vis Park 2 and be defined in quantitative terms as being an area no greater than the footprint size of the current built form as depicted by the current square roof form of the current Aquatic Centre (see above at para 20 c), or alternatively at worst, including also the area of the current entry structure.
- l. That any sub zone require substantially greater separation from Barton Terrace of the southern boundary of the proposed sub zone. The minimum separation should be no less than 80+m (current AAC separation is ~165m) and include possible mounding of the sort that currently applies.
- m. That any sub zone should include prescriptions consistent with Park 2 being an essential parkland within the Adelaide Park Lands; supporting their inclusion and retention on the National Heritage register; and not detracting from the criteria against which the Adelaide Park Lands will be assessed for World Heritage listing.
- n. That any sub zone should include quantitative and qualitative criteria related to height, mass, materials, reflection, solar orientation, climate responsive design and

¹³ There is a considerable difference as between the use of “or” rather than “and”; the former being objectionable, the latter less so.

form within the context of a built form being sited within the Adelaide Park Lands and its parklands surrounds, environment and ecology; and the design considerations applicable to the notion of “universal design”.

21. The natural environment; open and vegetated space; valuing trees and tree canopies, ecological diversity, and micro-climate are increasingly important elements of ‘human scale’¹⁴ liveability, both individually and as a community; and are of primary importance in Park 2 and the APL.
- a. The tree assessment is narrowly based on numerical and regulatory criteria (i.e., regulated, and significant trees) rather than context.
 - b. The tree assessment does not include information about the age of trees, their contribution to habitat, the number of years of tree growth required to establish ‘replacement trees and habitat’, or matters of reasonableness or discretionary considerations that should apply to the operation of decision making in the context of Park Lands, adjacent land users, and general environmental and liveability notions

¹⁴ For a discussion of “human scale”, see at <https://www.pps.org/article/placemaking-and-the-human-scale-city>. See also environmental psychology: https://en.wikipedia.org/wiki/Environmental_psychology; <https://psychology.org.au/community/advocacy-social-issues/environment-climate-change-psychology/psychologys-role-in-environmental-issues/what-is-environmental-psychology>

¹⁵ For example, the Environment, Resources and Development Committee of the House of Assembly has begun an inquiry into the urban forest, with a focus on tree species selection and other measures to preserve and improve the tree canopy in metropolitan Adelaide and a focus on trees for urban infill developments. ... It is widely recognised that reductions in tree canopy which provides shading and cooling through evapotranspiration results in increased temperatures locally through urban heat island effect due to hard surfaces absorbing and re-radiating more heat than vegetation. This has implications for the liveability of urban areas as climate induced temperature rises combine with greater urban heat island effect to render some locations inhospitable (ERDC fact sheet)

Trees, tree canopy, and vegetated open or ‘green’ space have significant value for the environment, ecology, and

that are increasingly important, both locally and globally.¹⁵

- c. The provision of a community service such as an aquatic centre does not preclude shaping it in a manner that has due regard to and respect for the ecology and environment of its immediate and wider locality.
- d. Incremental or gross reduction of trees and tree canopy and turning vegetation and open green space into concrete and built form should not be excused as the cost of ‘progress’, ‘development’, or ‘replacement’ in an age of climate change and environmental concern for current and future generations.
- e. Immediate or short-term political or policy convenience ought not transfer to any future generation the liability and cost of this generation’s poor decision-making, the more so in respect of what is an enduring asset such as the Adelaide Park Lands. That would be totally inconsistent with “good planning principles”¹⁶ and be grossly at odds with contemporary notions of “environmental, social and governance” principles and the impacts of planning on future generations and wellbeing costs.¹⁷

for human living environs, albeit they are not ascribed any relative economic (i.e., monetary) value. That they are not currently valued against the monetary cost of built form or any permitted or approved land use, they nonetheless have significant tangible and intangible benefits to the community, including the short and long term amenity of the applicable environment.

¹⁶ E.g., Good planning includes “... *contribut[ing] positively to ... the natural and built environments ... balanc[ing] and achiev[ing] social, economic and environmental outcomes ... avoid and ameliorate ... environmental consequences ... promote intergenerational equity ... deliver[ing] positive environmental and social outcomes ... protection of the environment ... and innovation for environmental sustainability ... legislation and systems that ... foster environmental ... wellbeing ...*”. Planning Institute Australia has a policy position about “What is good planning?”

<https://www.planning.org.au/documents/item/5857>

¹⁷ <https://theconversation.com/working-the-system-3-ways-planners-can-defy-the-odds-to-promote-good-health-for-all-of-us-122181>; and <https://www.ccacoalition.org/en/blog/health-must-be-number-one-priority-urban-planners>

Other

- 22. [REDACTED] does not have the resources to specifically address all aspects of the proposed code amendments.
- 23. No inference should be drawn about the relevance or importance of matters that are not specifically or inferentially addressed.
- 24. [REDACTED] reserves the right to add to, clarify or correct any content hereof, and is available to clarify any content.
- 25. A comment made or view expressed herein is not intended to reflect adversely on any person, entity, institution, or matter currently being assessed or the subject of an application or process under any Act.

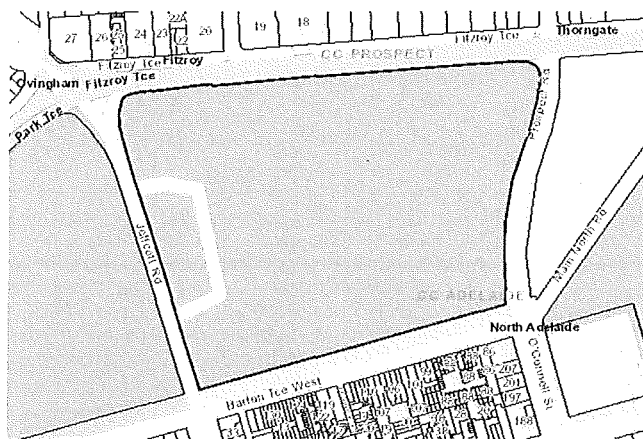
Thank you for considering our submission.

[REDACTED]

Attached: Appendix PDC re Park 2 (ePlanSA):
ePlan: "Lot 1602 Fitzroy Tce North Adelaide SA 5006"

Note:

- The Appendix is a 117 page pdf document generated by the ePlan system in respect of the land depicted and downloaded on 27/2/2023.¹⁸
- The content includes the pdf page header: "Policy24 P&D Code (in effect) Version 2023.3 16/02/2023"
- The ePlan generated 117 page pdf document includes PDC prescriptions applicable to the subject land (Park 2 of the Adelaide Park Lands), albeit not all appear relevant or applicable to the subject land.



¹⁸ There are commendable aspects of the ePlan system. However, the attached appendix demonstrates one of its shortcomings. It generates a copious amount of material and detail, much of which is not relevant, or is of limited importance or weight in considering PDC criteria generated electronically by the ePlan system as applying to the subject land.

From: [REDACTED]
To: [REDACTED]
Subject: FW: City of Adelaide - Enclosure 1 from Response to Consultation on Adelaide Aquatic Centre Code Amendment
Date: Sunday, 19 March 2023 2:12:36 PM
Attachments: [Kadaitilla Park Lands Authority - Written Resolution and Board Decision - Aquatic Centre Code Amendment - 27 February 2023.PDF](#)
[Signed Letter - Lord Mayor- Minister Bettison - Submission to Consultation on Adelaide Aquatic Centre Code Amendment - 3 March 2023.pdf](#)
[image013.png](#)
[image014.png](#)
[image001.gif](#)
[image006.png](#)
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[image003.gif](#)
[image011.png](#)
[image005.png](#)
[image016.png](#)

FYI

Logo Description automatically generated



[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

Karna Country

My working hours are
Monday to Friday 8:30am – 5:00pm

The contents of this email are confidential. No representation is made that this email is free of viruses or other defects. Virus scanning is recommended and is the responsibility of the recipient. If you have received this communication in error, you must not copy or distribute this message or any part of it or otherwise disclose its contents to anyone.

From: [REDACTED]
Sent: Tuesday, 14 March 2023 9:47 AM
To: [REDACTED]
Subject: FW: City of Adelaide - Enclosure 1 from Response to Consultation on Adelaide Aquatic Centre Code Amendment

OFFICIAL: Sensitive

[REDACTED]

We received the below email on Friday in regards the Code Amendment.

It seems to all align with the information we have seen already. It needs to be treated as received commentary please.

[REDACTED] assume the letter from the Lord Mayor together with this will be filed as received Code amendment commentary.

Thanks,
[REDACTED]

OFFICIAL: Sensitive

From: [REDACTED]
Sent: Friday, 10 March 2023 1:39 PM
To: [REDACTED]
Cc: [REDACTED]
Subject: FW: City of Adelaide - Enclosure 1 from Response to Consultation on Adelaide Aquatic Centre Code Amendment
Importance: High

OFFICIAL: Sensitive

OFFICIAL: Sensitive

From: [REDACTED]
Sent: Friday, 10 March 2023 1:17 PM
To: [REDACTED]
Subject: FW: City of Adelaide - Enclosure 1 from Response to Consultation on Adelaide Aquatic Centre Code Amendment

OFFICIAL: Sensitive

Hi [REDACTED]
Email from City of Adelaide for you info and appropriate action. (Saved as #19919465)
Kind regards



[REDACTED]
Kaurna Country
[REDACTED]

I work in the office on Monday, Tuesday, Thursday and Friday. I work from home on Wednesday.



The Department for Infrastructure and Transport acknowledges the Traditional Custodians of the Country throughout South Australia and recognises their continuing connection to land and waters. We pay our respects to the diversity of cultures, significance of contributions and to Elders past, present and emerging.

We are committed to creating a diverse and inclusive culture where everyone is valued and respected.

Information contained in this email message may be confidential and may also be the subject of legal professional privilege or public interest immunity. Access to this email by anyone else is unauthorised. If you are not the intended recipient, any use, disclosure or copying of this document is unauthorised and may be unlawful.

OFFICIAL: Sensitive

From: [REDACTED]

Sent: Friday, 10 March 2023 9:12 AM

To: feedback@codeamendments.com.au

Cc: [REDACTED]

Subject: City of Adelaide - Enclosure 1 from Response to Consultation on Adelaide Aquatic Centre Code Amendment

Good Morning,

Please find attached the advice of [REDACTED] which is referenced as Enclosure 1 and was erroneously omitted from the initial email.

My apologies, I trust this will still be able to be included in the [REDACTED] submission. The entire submission is included here for completeness.

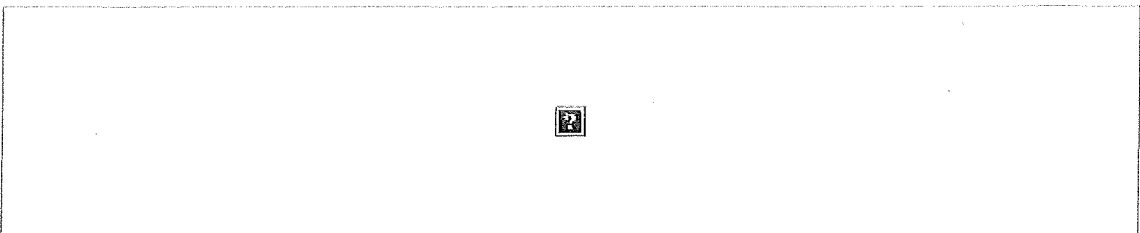
Thank you, and all the best.

[REDACTED]

[REDACTED]



[REDACTED]



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[REDACTED]
Sent: Monday, 6 March 2023 4:51 PM

To: [REDACTED]

Cc: D [REDACTED]

<[REDACTED]>

<[REDACTED]>

[REDACTED]

[REDACTED]

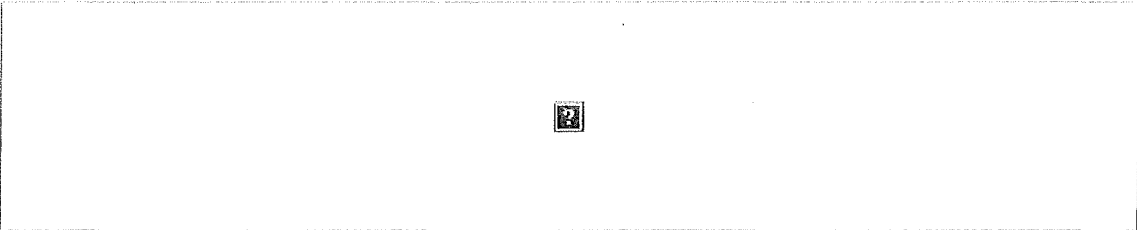
Subject: Content Manager (CM) - City of Adelaide - Response to Consultation on Adelaide Aquatic Centre Code Amendment

Good Afternoon,

Please find attached correspondence from the [REDACTED], which includes the [REDACTED] response to consultation on Adelaide Aquatic Centre Code Amendment.

[REDACTED]
[REDACTED]

Karna Country
[REDACTED]
Adelaide, South Australia, 5000
[REDACTED]
[REDACTED]



Think before you print!

The contents of this e-mail are confidential and may be subject to privilege and copyright. This e-mail is intended for the named recipient only and if you have received this e-mail in error please notify the [REDACTED] immediately on [REDACTED]. The views expressed in this e-mail are, unless otherwise stated, those of the author and do not reflect the views, policy or position of the [REDACTED]. [REDACTED] accepts no responsibility for any such opinions, advice or information.

[REDACTED]

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

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

[REDACTED]

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 ██████████ initial advice on this matter.
- 5. Notes that the Presiding Member will provide ██████████ 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 ██████████ 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.

[REDACTED]

From: PlanSA Submissions <noreply@plan.sa.gov.au>
Sent: Tuesday, 14 February 2023 7:50 AM
To: Code Amendments Feedback
Subject: Public Consultation submission for Adelaide Aquatic Centre Code Amendment

[REDACTED]

Submission Details

Amendment: Adelaide Aquatic Centre Code Amendment

Customer type: Member of the public

Given name: [REDACTED]

Family name: [REDACTED]

Organisation:

Email address: [REDACTED]

Phone number: [REDACTED]

My overall view is: I do not support the Code Amendment

Comments: We have very limited open green space in the City of Adelaide. Any legislation relating to the Park Lands should be ensuring their protection not using them as a free building site. There are ample suitable brownfield sites for development around the outside of the parklands and within the city itself. Please stop building on our Park Lands

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Sent to proponent email: feedback@codeamendments.com.au

[REDACTED]

From: PlanSA Submissions <noreply@plan.sa.gov.au>
Sent: Sunday, 19 February 2023 7:21 AM
To: Code Amendments Feedback
Subject: Public Consultation submission for Adelaide Aquatic Centre Code Amendment

Categories: Filed by admin

[REDACTED]

Submission Details

Amendment: Adelaide Aquatic Centre Code Amendment

Customer type: Member of the public

Given name: [REDACTED]

Family name: [REDACTED]

Organisation: Concerned Citizen

Email address: [REDACTED]

Phone number: [REDACTED]

My overall view is: I do not support the Code Amendment

Comments: The new Aquatic Centre must be put on a site that is not Park Lands. The old Aquatic Centre site needs to be returned to Park Lands. We cannot keep taking pieces of the Park Lands & building on them. Park Lands should be green, public areas providing habitat for all the creatures that live there & making the city a cooler & more beautiful place.

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Sent to proponent email: feedback@codeamendments.com.au

[REDACTED]

From: PlanSA Submissions <noreply@plan.sa.gov.au>
Sent: Wednesday, 22 February 2023 12:40 AM
To: Code Amendments Feedback
Subject: Public Consultation submission for Adelaide Aquatic Centre Code Amendment

[REDACTED]

Submission Details

Amendment: Adelaide Aquatic Centre Code Amendment

Customer type: Member of the public

Given name: [REDACTED]

Family name: [REDACTED]

Organisation:

Email address: [REDACTED]

Phone number: 000000000

My overall view is: I do not support the Code Amendment

Comments: I strongly oppose this development application. The Chief Executive of the Department for Infrastructure and Government's commitment to build a new Adelaide Aquatic Centre in the Adelaide City northern Park Land: consultation and site analysis undertaken to-date and support the development of the new Aquatic Centre. industrial site close to public transport. A better outcome for the public who would use the new centre, and not replace these mature trees and encouraging people to drive is not sensible given the Climate Emergency for a new Aquatic Centre. There is potential for an inspiring win-win outcome, allowing Park 2 within the wc brownfields site for a new Aquatic Centre, closer to public transport. I am disappointed that your Governme win outcome for swimmers and the Park Lands https://url.avanan.click/v2/___https://www.adelaide-parkla trees___.YXAzOnVychHM6YTpvOjYwOTFmMmEyMjk5YzM1OWM2MDViNzQzODZIMDE4NTJhOjY6YjRkMzo0P Please re-start consultation allowing people to choose a brownfields site. I urge you to protect this site and

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Sent to proponent email: feedback@codeamendments.com.au

[REDACTED]

From: PlanSA Submissions <noreply@plan.sa.gov.au>
Sent: Friday, 24 February 2023 12:35 PM
To: Code Amendments Feedback
Subject: Public Consultation submission for Adelaide Aquatic Centre Code Amendment

[REDACTED]

Submission Details

Amendment: Adelaide Aquatic Centre Code Amendment
Customer type: Member of the public
Given name: [REDACTED]
Family name: [REDACTED]
Organisation: [REDACTED]
Email address: [REDACTED]
Phone number: [REDACTED]
My overall view is: I am impartial about the Code Amendment
Comments: There seems to be a good an extensive consultation process.
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Sent to proponent email: feedback@codeamendments.com.au

[REDACTED]

From: PlanSA Submissions <noreply@plan.sa.gov.au>
Sent: Tuesday, 28 February 2023 4:08 PM
To: Code Amendments Feedback
Subject: Public Consultation submission for Adelaide Aquatic Centre Code Amendment

[REDACTED]

Submission Details

Amendment: Adelaide Aquatic Centre Code Amendment

Customer type: Member of the public

Given name: [REDACTED]

Family name: [REDACTED]

Organisation:

Email address: [REDACTED]

Phone number: [REDACTED]

My overall view is: I do not support the Code Amendment

Comments: The aquatic centre should be built on existing brownfields close to the parklands. Using existing brownfields, for example along Port Road (opposite the parklands) or Bowden, would give easier/closer / more convenient access to public transport, protect existing wildlife and the existing mature trees.

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Sent to proponent email: feedback@codeamendments.com.au

[REDACTED]

From: PlanSA Submissions <noreply@plan.sa.gov.au>
Sent: Tuesday, 28 February 2023 3:50 PM
To: Code Amendments Feedback
Subject: Public Consultation submission for Adelaide Aquatic Centre Code Amendment

[REDACTED]

Submission Details

Amendment: Adelaide Aquatic Centre Code Amendment

Customer type: Member of the public

Given name: [REDACTED]

Family name: [REDACTED]

Organisation:

Email address: [REDACTED]

Phone number: 0413459107

My overall view is: I do not support the Code Amendment

Comments: I am strongly opposed to the new aquatic Centre being built within the parklands. Every infringement of built infrastructure on the parklands *reduces its ability to keep our city green and provide some mitigation against higher temperatures into the future * destroys Adelaide unique parklands environment *undermines the states bid for world heritage listing of the parklands The pool should be built on a brownfield site in the vicinity of where it is now.

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Sent to proponent feedback@codeamendments.com.au
email:

[REDACTED]

From: PlanSA Submissions <noreply@plan.sa.gov.au>
Sent: Thursday, 2 March 2023 11:58 PM
To: Code Amendments Feedback
Subject: Public Consultation submission for Adelaide Aquatic Centre Code Amendment
Attachments: Attachment-2.pdf

[REDACTED]

Submission Details

Amendment: Adelaide Aquatic Centre Code Amendment

Customer type: Member of the public

Given name: [REDACTED]

Family name: [REDACTED]

Organisation:

Email address: [REDACTED]

Phone number: [REDACTED]

My overall view is: I do not support the Code Amendment

Comments: The Code Amendment should not be granted. The Aquatic Centre proposal has not stated clearly and in an open frank way that this centre is in fact a multiuse Events Centre, built on a much larger and more ambitious scale than the centre it replaces. This is outlined in the attached (see attachment). Further the environmental impact of such a proposed development is major and multifaceted: - Such a construction would create a precedent in building on green open space, which heavily conflicts with the natural enjoyment, peace and wellbeing of the citizens of Adelaide that the Parklands, which ring the city, afford to all. - The Parklands are the natural habitat to a broadranging number of flora and fauna, many of which are on the endangered and threatened list. This includes, I'm sure for your special interest, koalas - regular sightings are recorded. That this should be such a natural refuge so close to a major Australian city, is wonderful and should be nurtured, not threatened. - The Aquatic/Events Centre is estimated to bring large numbers of vehicles into the vicinity of the immediate and extended neighbourhood of North Adelaide, with the increase in air and noise pollution that this will occasion, as well as traffic congestion in a residential area. The immediate location is not adjacent to public transport and other infrastructure necessary to deal with such an increase in traffic. Finally, there are alternative and more appropriate sites for this type of development and the Government has been asked to consider various brownfield sites, that include the old West End Brewery site. This is a large recently cleared location and has many favourable aspects : - It is on a main road, close to the city, on existing public transport routes, in fact serviced by 2 close tram stations, Thebarton and Bonython. - It is opposite the parklands. - It is a great opportunity to build the Aquatic Centre with public approval.

Attachment 1: Attachment-2.pdf, type application/pdf, 242.7 KB

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Attachment 4: No file uploaded

Attachment 5: No file uploaded

Sent to
proponent feedback@codeamendments.com.au
email:

FEBRUARY 2023

State government's 'manufacturing consent' game now playing out as a North Adelaide park lands swim centre is set to morph into a new \$82.4m events facility hub

John Bridgland*

State planning documentation certain to baffle respondents to the government's January 2023 six-week Aquatic Centre public consultation now under way holds the key to what is going to be built at the new park lands Adelaide Aquatic Centre site. It also holds the key as to its likely new functions. Disturbingly, the January consultation papers neither reveal the concept plan, nor the \$82.4m development application. This is almost certainly finalised and ready to be submitted to the State Commission Assessment Panel. A November 2022 government fact sheet made this clear: "The design process for the new centre has commenced. This includes the development of a Concept Design that will show what kind of facilities will be available inside the new centre and what the building will look like." But two months later, this is still not publicly available. Why? When the development application is released, it is doubtful that there will be a legal requirement for a public consultation procedure about the proposed built form described in the application. So by conducting public consultation now (23 January to 6 March 2023) the state government is effectively 'manufacturing consent' ahead of time. The survey is being held at a time when the critical detail about the final \$82.4m building, the explicit concept plan, and a master plan for the Park 2 site have not been released.¹ But any positive public comment gathered is likely to be subsequently used by the state to imply public satisfaction with the future outcome.

What is the substance of the likely building, facilities and future Park 2 layout? Hints are buried in a 72-page Adelaide-Aquatic-Centre-Code-Amendment-Proposal-to-Initiate.pdf, signed off on 22 November 2022, in a link now accompanying the Plan SA public consultation. The Planning and Design Code applying to this park lands zone site is revealed in it, in a 15-page summary. The most revealing picture would be contained in the development application, but the state government has not released that. There is, however, one major clue. A key 'desired outcome' for the park lands zone in planning documentation flags how different the new facility could be, compared to the current limited functions of the existing ageing swimming centre.

"A range of passive and active recreational activities with a high level of amenity, including a safe and connected walking and cycling network, natural areas, sporting fields and club facilities, formal cultural gardens, public artwork and passive recreation areas, as well as opportunities to support a variety of temporary events, such as festivals, concerts and sporting events."²

This wording does not appear in the public consultation survey questionnaire (copied later in this pamphlet). It is left up to the respondent to dig it out and contemplate how different the purpose of the new development is to be by comparison to the existing swim centre. Clearly, Park 2's future use is set to change profoundly. Its effect on the amenity of the adjacent North Adelaide residential zone – Barton Terrace and Jeffcott

¹ The master plan was promised in a 5 September 2022 media release by Premier Malinauskas and Lucy Hood MP: "a master plan for the western side of Park 2".

² Attachment C: Adelaide Park Lands Zone (Policy Content), Page 26, on "Page 1 of 15" Zones and subzones, Adelaide Park Lands Zone, Desired Outcome DO 2.

Question Title

6. Is there anything you don't like?

Yes

No

If yes, please explain

Question Title

7. Do you feel you have received/been provided sufficient information to make an informed view about what is proposed as part of the Code Amendment?

Yes

No

Unsure

Question Title

8. Do you understand why you have been asked for your feedback and how it will be considered in determining the outcome of the Code Amendment?

Yes

No

Unsure

Question Title

9. Are you confident your views will be heard during the engagement?

Yes

No

Unsure

Question Title

10. If you would like to receive information about the outcomes of this proposed Code Amendment, please provide your postal or email address here:

Name (optional)

Postal Address

Email Address

More info: Search: Plan SA 'On Consultation – Code Amendments – Plan SA', then search for 'Adelaide Aquatic Centre Code Amendment'.

**John Bridgland is a North Adelaide journalist and City of Adelaide ratepayer.*

Further information: Contact your city council North Ward elected members:

Mary Couros: 0412 610 076

Phillip Martin: 0422 323 444

Lord Mayor Dr Jane Lomax-Smith: 0422 004 144

[REDACTED]

From: PlanSA Submissions <noreply@plan.sa.gov.au>
Sent: Saturday, 4 March 2023 3:29 PM
To: Code Amendments Feedback
Subject: Public Consultation submission for Adelaide Aquatic Centre Code Amendment

[REDACTED]

Submission Details

Amendment: Adelaide Aquatic Centre Code Amendment

Customer type: Member of the public

Given name: [REDACTED]

Family name: [REDACTED]

Organisation:

Email address: [REDACTED]

Phone number: [REDACTED]

My overall view is: I do not support the Code Amendment

Comments: I DO NOT support the Code Amendment (CA) because the 'Public Survey Questionnaire' does NOT disclose and/or put me on notice as to your 'desired outcome' for the park lands zone described (but bereft of detail) in your 15-page summary of the the 'Planning and Design Code applying to these park lands. Refer to as follows: 1. Adelaide Park Lands Zone (Policy Content) Page 26, on "Page 1 of 15" Zones and subzones, Adelaide Park Lands Zone, Desired Outcome DO2. AND 2. Code Amendment Proposal 1.9 wherein "Development at the Adelaide Aquatic Centre site consolidates and replaces existing buildings with recreational sporting club rooms, facilities and associated administrative functions". I ask as follows: a. Please detail the suggested "recreational sporting clubs" who may occupy the Adelaide Aquatic Centre; the nature/footspace of their activity etc. 3. Clause 1.9 further suggests (Refer to word usage in the Code) a change of existing usage: E.G "shops ancillary to a recreational use, club, sporting activity" ??? Is there a new fuctional use being contemplated for park lands facility? Refer "Performance Outcome 4.2 for the park lands zone. PLEASE EXPLAIN. 4. The "Design Code": Please disclose the anticipated size; number of storeys and height allowance re the completed structure? SUMMARY: I cannot approve the Code Amendment until further information is provided. PLEASE ADVISE ME: E-MAIL - brokers@adam.com.au I

Attachment 1: No file uploaded

Attachment 2: No file uploaded

Attachment 3: No file uploaded

Attachment 4: No file uploaded

Attachment 5: No file uploaded

Sent to proponent email: feedback@codeamendments.com.au

[REDACTED]

From: PlanSA Submissions <noreply@plan.sa.gov.au>
Sent: Sunday, 5 March 2023 6:04 PM
To: Code Amendments Feedback
Subject: Public Consultation submission for Adelaide Aquatic Centre Code Amendment

Anita Allen,

Submission Details

Amendment: Adelaide Aquatic Centre Code Amendment

Customer type: Other

Given name: [REDACTED]

Family name: [REDACTED]

Organisation:

Email address: [REDACTED]

Phone number: [REDACTED]

My overall view is: I do not support the Code Amendment

Comments: The existing Aquatic Centre, of which I am a member and regular user, is as much a commercial venture, a business venture, as it is a community facility. I has no place immediately opposite residential Adelaide, and sets a dangerous precedence for the future of Adelaide and its parklands. If the Government were to put its financial promise for a new aquatic center into a comprehensive development of the West End site, with memorandum of understanding with developers, it would save the Parklands, honor the Government's election promise and save the City of Adelaide ratepayers a headache.

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Attachment 3: No file uploaded

Attachment 4: No file uploaded

Attachment 5: No file uploaded

Sent to proponent email: feedback@codeamendments.com.au

Appendix C – Meeting minutes

- Meeting with Herriman Legal team

MINUTES

Adelaide Aquatic Centre Code Amendment

Department for Infrastructure and Transport

9.30am-10.15am, 1 March 2013

Attendees	Brian Hayes	Simon Morony
	Emma Herriman	Anita Allen
	Katarina Grenfell	Emma Williams
	Greg Vincent	
	Anthony D'Arrigo	

1. Introductions

All meeting participants introduced themselves, advising their name, titles, organisation, and a brief description of their role. During the introductions Anthony D'Arrigo advised that he is representing approximately 30 residents, many of whom live on Barton Terrace West. Anthony is also residing on Barton Terrace West.

2. Opening Remarks

Anita Allen welcomed the meeting participants and that DIT/URPS was open to receiving feedback on the Code Amendment.

Brian Hayes advised that he has been instructed by his client to raise concerns about the consultation process as it appears that all decisions about the new aquatic centre have already been made. He would like assurances that this is not the case and to discuss realistic options for changes to the proposal. In particular, Brian stated it appeared that the location of the aquatic centre was decided in July via a separate consultation process and that this background is not included in the Code Amendment.

Brian asked for clarification on how the aquatic centre site location was chosen and why this information is not included in the Code Amendment background material. In addition, Brian sought to clarify what the Code Amendment Engagement Report contains, who compiles it and if it includes all feedback and submissions or if this is provided separately to the Minister.

3. Discussion

The meeting covered the following topics:

Code Amendment Process

Anita Allen provided an outline of the Code Amendment Engagement Report process.

Simon Morony provided background about the previous consultation process to select the new aquatic centre location to ensure the group had clarity on the process that occurred prior to the Code Amendment being released.

Information regarding this earlier consultation process is available in the Code Amendment Engagement Plan and I

- The Labor Government made an election commitment to build a new aquatic centre in Park 2 and undertake a community consultation process to select the location.
- The site was selected from three possible locations in Park 2.
- An engagement consultant undertook consultation to gather feedback on the proposed locations.
- 989 people provided feedback of which 92% live within 5km of the Park 2.
- This feedback was provided to a 12-member Community Reference Group (CRG) who supported the Southwest location as the preferred site.
- The Government announced the location in September 2022.

(Supplementary Note: This engagement is summarised in the Engagement Plan for the Code Amendment on page 3 and the Initiation Minute both on the PlanSA website as well as in the September 2022 fact sheet on the DIT website)

Anita Allen confirmed that in regard to the Code Amendment:

- The Initiation Proposal was prepared by the CE DIT
- The State Planning Commission provided advice to the Minister
- The Minister approved the Initiation Proposal.

Code Amendment Investigations

Greg Vincent spoke with regards to how the Code Amendment deals with Park 2 in terms of the investigations, suggesting that as the investigations covered the whole of Park 2, the Minister would be open to moving the aquatic centre.

Anita advised that the investigations do cover all of Park 2 to ensure the broader context and relationship to the Park Lands is considered.

Siting of new aquatic centre

Brian Hayes asked if the Code Amendment consultation can affect the location of the new aquatic centre. Anita Allen advised that the Government has selected the Southwest site as noted in the DIT fact sheet which explains the site selection process.

From a Code Amendment perspective, it is possible for the Minister for Planning to decide to alter the Sub Zone location. Depending on the scope of change, it may require a new consultation process to be conducted. Further, the Minister could decline to approve the Amendment.

Emma Herriman asked if in the original consultation about the aquatic centre location there was an indication of site dimensions. Anita Allen explained that in terms of site size, the Government has committed to no net loss of Park Lands, which is publicly stated in the September 2022 fact sheet on the DIT website, and means the new building and car park will have the same site footprint. Simon Morony referred to the 5 commitments made by the Government, namely:

- To use the existing carpark location
- To protect the row of trees on Barton Terrace West
- To use the same carpark entries/exits
- To have no net loss of Park Lands
- To demolish the existing centre and return it to Parklands on completion of the new centre build.

Operation of existing building

Greg asked if the Code Amendment precludes building the new aquatic centre site on the current aquatic centre site and if it was fundamental to keep the existing centre open whilst the new centre is built. Anita advised that as currently drafted, the Code Amendment envisages this area being returned to Park Lands, which was a commitment stated in the September 2022 fact sheet.

Zone Provisions

Greg asked why the Code Amendment needs to exclude PO 1.7 as it is the only policy that includes provisions for new buildings. Anita advised that the Code Amendment proposes to remove PO 1.7 as it is replaced by the new aquatic centre sub zone. However, if there are aspects that are not adequately addressed, we would be pleased to receive suggested improvements.

Katrina asked why shops didn't need to be Ancillary and why this was proposed to be removed by the Code Amendment. Anita advised that the intention of the Code Amendment was to enable a café and swim shop under the main roof of the new aquatic centre. The wording was to provide certainty around this intention. Alternative wording suggestions are however welcome to address any concerns that may arise from this Amendment.

Greg asked about the essential infrastructure provisions which include a range of emergency services and why they should be listed as Accepted Development in the Code Amendment. Anita indicated that this was an unintended outcome and agreed to investigate this matter further.

Carparking requirements

Anthony asked how the new centre would cater for the increase in car parking demand when cars are already parking on Barton Terrace West. Katrina noted that the traffic report says there is a requirement for 466 carparks in the new centre. Simon advised that there are currently 8000 annual centre users and 266 carparks. The Department is considering the car parking requirements for the new centre to fit within the same site footprint as the current centre to ensure no net loss of Park Lands as stated in the September 2022 fact sheet.

5. Actions

URPS to circulate meeting minutes.

URPS to provide a high-level chronology as background information about the consultation process for the new Aquatic Centre to date.

URPS to provide background information on the site selection including details of the community reference group.

Attachments

A. New Aquatic Centre Consultation Timeline

Attachment A: New Aquatic Centre Consultation Timeline

This timeline provides a high-level overview of the key milestones relating to government announcements and community consultation for the new Adelaide Aquatic Centre. It has been compiled as background information for Barton Terrace West resident Anthony D’Arrigo and his legal team following a Code Amendment meeting held at the Department for Infrastructure and Transport on 1 March 2023.

12 February 2022
<p>Labor Party announces \$80 million funding to build a new Adelaide Aquatic Centre</p> <p>https://www.abc.net.au/news/2022-02-12/labor-announces-80m-for-adelaide-aquatic-centre/100825724</p>
14 June – 10 July 2022
<p>Community consultation period was held between Tuesday 14 June 2022 and Sunday 10 July 2022 to identify the future location of the Aquatic Centre within Park 2. Three options were provided for the purposes of consultation:</p> <p>Option 1 – South-West Corner</p> <p>Option 2 – South-East Corner</p> <p>Option 3 – North-East Corner</p> <p>Of the three locations, Option 1 in the south-west corner received the strongest amount of support as the preferred location at 55%. Only 20% of respondents preferred the southeast corner, 15% supported the north-east corner, and 10% indicated no preference.</p> <p>https://www.premier.sa.gov.au/media-releases/news-items/have-your-say-on-the-location-of-the-new-adelaide-aquatic-centre</p>
19 July – 5 September 2022
<p>In July 2022, a 12-member Community Reference Group (CRG) reviewed all feedback received about the proposed locations in Park 2 during the engagement period. Overall, 75% of the Community Reference Group supported the south-west corner location (Option 1). The key points of discussion and/or recommendations of the CRG were provided to Government for consideration.</p> <p>The 12 members of the CRG were: Pete Wilson, Stephen Watkins, Andrew Bain, Connie Hill, Ingrid Wangel, Nick Llewellyn-Jones, Jake Culkin, Jack Condous, Dale Gerke, Jon Harmer, Roy Binnekamp and Sarah Bricher</p> <p>A consolidated report was prepared by consultants Kath Moore and Associates/North to summarise the site selection process, inclusive of the CRG. This was considered by Government during August 2022.</p>

In September 2022, the Premier announced the location of the new aquatic centre with JPE Design Studio and Warren & Mahoney appointed to design the new centre.

https://dit.sa.gov.au/_data/assets/pdf_file/0006/1102677/September_2022_-_Media_Release.pdf

The Department also released a fact sheet in regard to the site selection

https://dit.sa.gov.au/_data/assets/pdf_file/0004/1102675/September_2022_-_Location_Consultation_Summary.pdf

28 November – 18 December 2022

Community and stakeholder consultation was conducted from 28 November to 18 December 2022 to better understand the kind of experiences and facilities people want inside the new aquatic centre and aspirations for what the new centre could look like.

<https://dit.sa.gov.au/news?a=1149411>

23 February – 6 March 2023

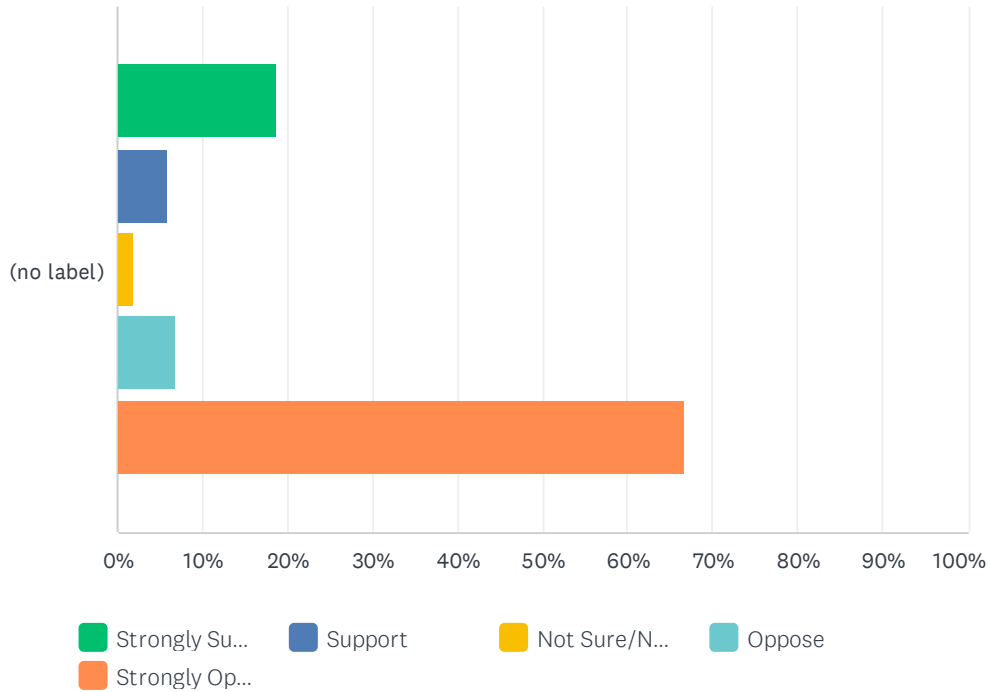
Community and Stakeholder consultation on the Adelaide Aquatic Centre Code Amendment to seek views on proposed changes to the planning rules that apply to Park 2 where the new aquatic centre will be located.

https://plan.sa.gov.au/have_your_say/code-amendments/on-consultation

Appendix D – Survey Responses

Q1 How do you feel overall about the proposed code amendment to rezone land in the Adelaide Park Lands Zone to facilitate development of the new Aquatic Centre?

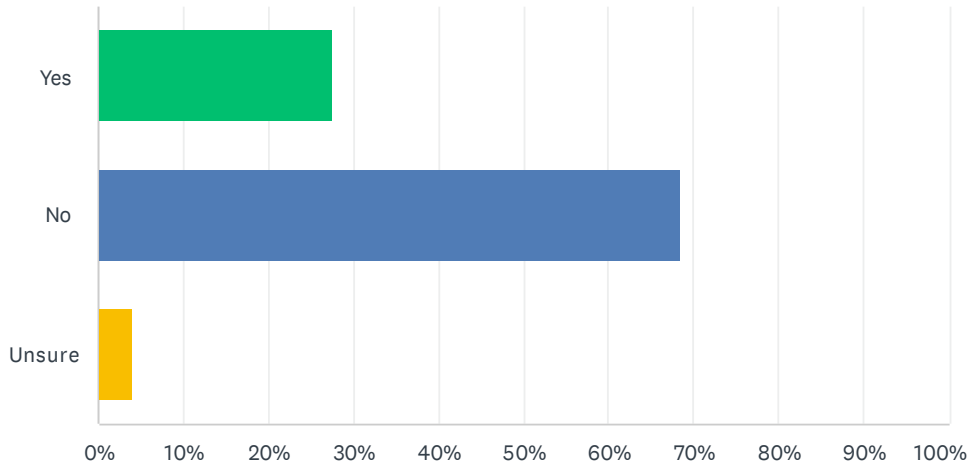
Answered: 267 Skipped: 0



	STRONGLY SUPPORT	SUPPORT	NOT SURE/NO OPINION	OPPOSE	STRONGLY OPPOSE	TOTAL	WEIGHTED AVERAGE
(no label)	18.73%	5.99%	1.87%	6.74%	66.67%	267	3.97
	50	16	5	18	178		

Q2 Do you agree with the inclusion of a new Adelaide Aquatic Centre Sub Zone that will support development of the new Aquatic Centre and associated facilities such as a café and swim shop?

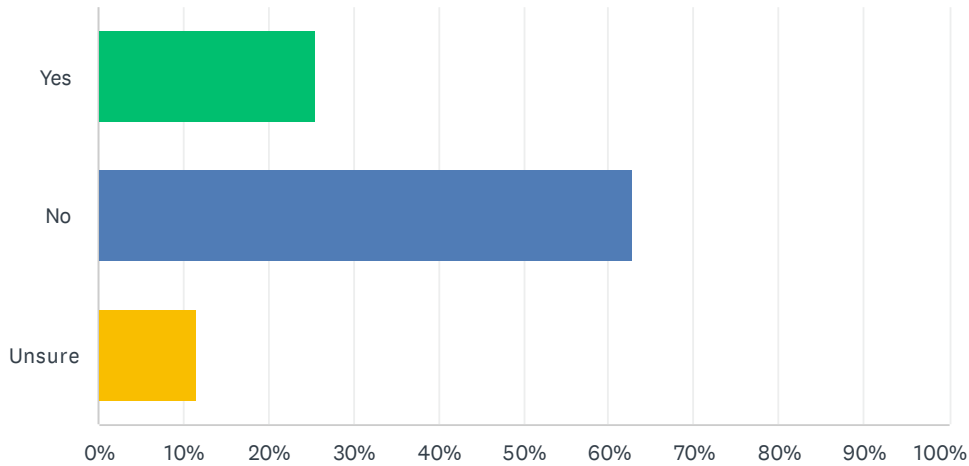
Answered: 266 Skipped: 1



ANSWER CHOICES	RESPONSES	
Yes	27.44%	73
No	68.42%	182
Unsure	4.14%	11
TOTAL		266

Q3 Do you agree with the inclusion of a Concept Plan that will guide development within a specific area of Pardipardinyilla / Denise Norton Park (Park 2) and identifies the indicative location of vehicle entry points, the location of the building and associated parking, pedestrian and cycling connections and avenue tree planting?

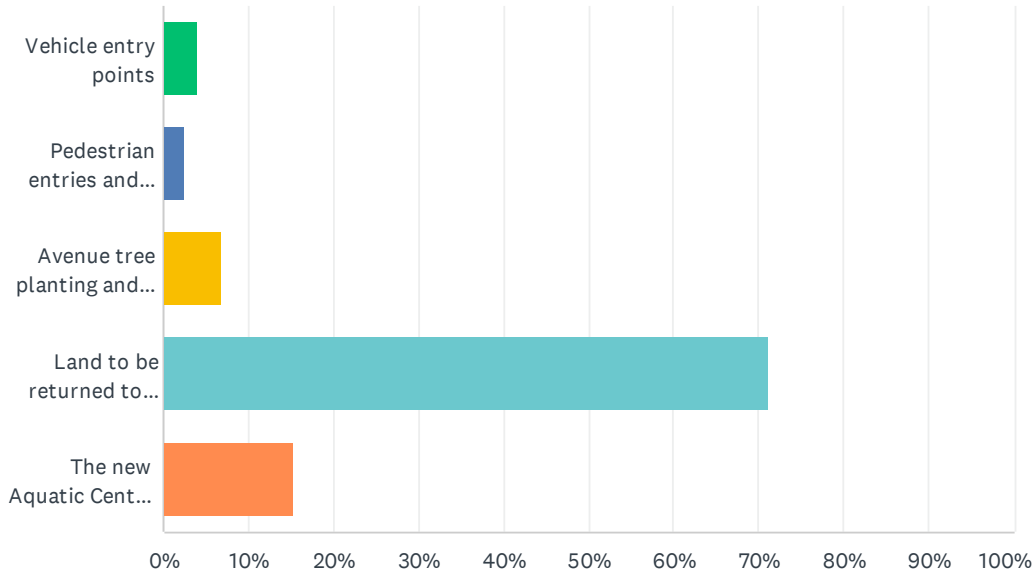
Answered: 262 Skipped: 5



ANSWER CHOICES	RESPONSES	
Yes	25.57%	67
No	62.98%	165
Unsure	11.45%	30
TOTAL		262

Q4 Of the items identified above for possible inclusion in the Concept Plan, what is most important to you? (please select one)

Answered: 267 Skipped: 0



ANSWER CHOICES	RESPONSES	
Vehicle entry points	4.12%	11
Pedestrian entries and connections through the site.	2.62%	7
Avenue tree planting and landscape buffers.	6.74%	18
Land to be returned to Park Lands.	71.16%	190
The new Aquatic Centre site including space for construction activities and temporary structures.	15.36%	41
TOTAL		267

Q5 What do you like about the proposed Code Amendment?

Answered: 174 Skipped: 93

#	RESPONSES	DATE
1	We don't believe a code amendment is required as the current location of the existing Aquatic Centre is the most appropriate	3/8/2023 9:09 AM
2	Park to be returned to Park status	3/8/2023 9:07 AM
3	It's unnecessary	3/8/2023 9:06 AM
4	Park 2 should be returned to its park status	3/8/2023 8:36 AM
5	Don't like it at all. Leave the Park Lands alone	3/8/2023 8:34 AM
6	Simplicity and clarity	3/8/2023 8:33 AM
7	It's wrong	3/8/2023 8:32 AM
8	This shouldn't be happening	3/8/2023 8:31 AM
9	North	3/6/2023 3:50 PM
10	Sensible Action	3/6/2023 3:49 PM
11	It's disappointing that the government is trying to manipulate the re zoning to ensure that's its complying thus allowing the aquatic centre to be built in the parklands	3/5/2023 1:05 PM
12	Opportunity to make a better Park Land area with locally native plants. The plant communities of the Adelaide Plains are going extinct. The State Herbarium should be a major attraction.	3/3/2023 9:25 AM
13	Seems minimal damage, preservation and inclusion of existing Park Lands etc	3/3/2023 9:17 AM
14	Leave plan as is and begin work asap!	3/3/2023 9:14 AM
15	nothing	3/3/2023 7:48 AM
16	Park Lands are park lands and should not be built on or re zoned. Too much has been lost already	3/3/2023 2:21 AM
17	Nothing. Our park lands are meant to surround our city centre yet it is shrinking so fast that soon it will be nothing more than a verge covered in fake lawn.	3/2/2023 11:09 PM
18	The only amendment of significance is abandoning the Parklands site for a conveniently placed brownfields site, with good access to public and other transport	3/2/2023 10:33 PM
19	Nothing	3/2/2023 8:35 PM
20	Do not develop it at all	3/2/2023 7:29 PM
21	I like the new aquatic center and want it to be built	3/2/2023 4:44 PM
22	Potential delay in any development of new aquatic centre	3/2/2023 10:34 AM
23	The council are looking to provide high quality facilities to citizens	3/2/2023 9:54 AM
24	Nothing!!!	3/2/2023 8:48 AM
25	Nothing. We have very low green cover in Adelaide. Find a brownfields site and leave the Parklands to do their job of lowering temperatures and providing oxygen. Climate change will make us a heat sink if we do not preserve and extend tree cover.	3/2/2023 7:34 AM
26	More community connection in parklands	3/2/2023 7:13 AM
27	Parklands are a major feature of our city plan. We should rectify the damage caused by misguided planners	3/2/2023 5:51 AM
28	nil	3/2/2023 1:24 AM

Proposed Planning Code Amendment - Adelaide Aquatic Centre

29	Not much	3/2/2023 12:31 AM
30	Nothing. Find an alternative location for the aquatic centre. Do not clear our park lands. Preserve and protect.	3/1/2023 11:07 PM
31	nothing	3/1/2023 10:56 PM
32	New centre, not one that is falling apart.	3/1/2023 10:29 PM
33	Nothing	3/1/2023 9:56 PM
34	Distraught! Can not understand the incompetence of decision makers not valuing the jewel of Adelaide that is the park lands surrounding the CBD.	3/1/2023 9:48 PM
35	It will deliver a brand new state of the art, long overdue & needed community facility.	3/1/2023 9:27 PM
36	Nothing.	3/1/2023 8:34 PM
37	nothing	3/1/2023 5:10 PM
38	Nothing - the aquatic centre should be on a brownfields site - not the parklands.	3/1/2023 4:52 PM
39	I appreciate the effort to balance the concurrent construction of the new centre with the continued operation of the existing centre - followed by demolition of the old centre and return to parklands	3/1/2023 1:32 PM
40	Nothing	3/1/2023 8:44 AM
41	Very little.	3/1/2023 7:01 AM
42	Very little	3/1/2023 12:14 AM
43	Nothing. The new aquatic centre should be built elsewhere.	2/28/2023 11:18 PM
44	-	2/28/2023 8:36 PM
45	That there is progress	2/28/2023 7:57 PM
46	I like and agree we need a new aquatic centre but STOP BUILDING ON PARKLANDS	2/28/2023 5:49 PM
47	I don't like anything. The aquatic centre should be built on existing brownfields close to the parklands. Using existing brownfields, for example along Port Road (opposite the parklands) or Bowden, would give easier/closer access to public transport, protect existing wildlife in the parklands and protect the existing mature trees.	2/28/2023 4:06 PM
48	Nothing	2/28/2023 3:44 PM
49	I am shocked at even the thought of taking public parkland for this venture. There are many other place.	2/28/2023 2:58 PM
50	Not a thing.	2/28/2023 1:50 PM
51	I do not like anything about the proposed Code Amendment and am against the rezoning to allow the project to proceed. In answer to question 4, if the site is moved it is imperative that there is a substantial buffer between the site and the residential area.	2/28/2023 11:03 AM
52	Nothing	2/28/2023 9:49 AM
53	Nothing	2/28/2023 7:46 AM
54	Nil	2/27/2023 10:18 PM
55	Nothing	2/27/2023 8:59 PM
56	Nothing	2/27/2023 6:15 PM
57	Nothing. I strongly believe the oool should be developed on the fringe of the city, next to transports (along the tram line, along the train line), NOT in the parklands	2/27/2023 5:13 PM
58	Nothing	2/27/2023 4:37 PM
59	Leave the parklands alone. They belong to the people not for tge government to exploit	2/27/2023 12:55 PM
60	Not much	2/27/2023 12:50 PM

Proposed Planning Code Amendment - Adelaide Aquatic Centre

61	Fantastic opportunity to build a state-of-the-art facility. As long as the new Aquatic Centre is like for like and future proofed. Same size and same pool facilities including the deep water dive pool.	2/27/2023 9:23 AM
62	Nothing	2/27/2023 8:45 AM
63	nothing	2/27/2023 8:24 AM
64	I don't think the code should be amended to offer less protection to the parklands. It sets a dangerous precedent.	2/26/2023 10:40 PM
65	Nothing	2/26/2023 10:05 PM
66	It sets precedence which current unimaginative politicians quickly raise as reason	2/26/2023 9:32 PM
67	I do not support a Code Amendment. I do not support a new Aquatic Centre being built on the Park Lands. A mistake was made decades ago in moving the swimming centre from the now Festival Plaza and we now have an opportunity to remedy this. We must protect our Park Lands as open space and remove the Aquatic Centre and move it to another location that is not on the Park Lands.	2/26/2023 9:31 PM
68	I don't like it. I want greater certainty and confidence that the State Government will appreciate and protect the park lands and use other available land outside the park lands for developments such as the Aquatic Centre. Please State Government ... let us keep our Open Green Public Park Lands.	2/26/2023 6:30 PM
69	Nothing. Parklands is for parks aka open green space and canopy . Not development of infrastructure and cafes. Parklands should be heritage listed, especially if govt wants Adelaide as national park city	2/26/2023 3:44 PM
70	Leave as a park	2/26/2023 3:29 PM
71	I do not like it at all. The Parklands are so precious and unique and every opportunity should be taken to improve and protect them, NOT remove more of them. It's an incremental process that will slowly chip away at these beautiful places.	2/26/2023 12:21 PM
72	nothing	2/26/2023 9:13 AM
73	Nothing	2/25/2023 10:04 PM
74	Nothing!	2/25/2023 9:04 PM
75	Nothing. The parklands should never be developed. Build a new aquatic centre elsewhere.	2/25/2023 7:06 PM
76	At present, I do not like anything about the proposed Code Amendment. Our city's green spaces are invaluable as homes for wildlife, the uninhibited growth of our native flora and the overall well being of our people. Our park lands are vital to break up the concrete jungle of our city, to act as safe havens and beautiful back drops to picnics, shared lunches, play and leisure.	2/25/2023 4:59 PM
77	Nothing. I oppose the chopping down of mature trees in the Parklands. Find an alternative site out of The Parklands.	2/25/2023 3:48 PM
78	Not much. Proposed Location is not good for biodiversity, protected species of trees and wildlife, insects and other biodiversity that is found and exists there now. (look at some of iNaturalist/Citizen Science and University research data about biodiversity and habitat at that location, alongside water conservation etc. It is not always about dollars and business models either! Our wildlife, trees and other endangered species, species remnants remaining in our current parklands should be protected and not be rezoned to suit business, political agendas. Green spaces and natural habitat are equally important for sustainable living, we should not be reducing parkland and protected natural areas (One redeeming feature about the proposal). They also contribute to reducing heat sink areas, providing shade, recreation, relaxation access important for community building, reduction in mental stress and promoting well-being via access to wild natural spaces and parklands. Returning of damaged degraded parkland back to parkland is not really fair either so many spots around Adelaide have had this happen, Should learn to use what we are already using/built on instead. Adelaide is a Native Parks and Parklands City initiative therefore should be preserving these trees and habitat areas. Wildlife and protection law/habitat and environment laws are there to protect these for many reasons. They should be considered as valuable assets not something to build over! Which we the people/community/public agree should have protection and care moving into the future. Using other Brownfield locations would be a better alternative, less work than having to rip out so many existing trees as well. Along with a multitude of other reasons too. Is adequate consultation happening with our Indigenous Elders who are custodians of the country/lands as well? All	2/25/2023 2:52 PM

Proposed Planning Code Amendment - Adelaide Aquatic Centre

the significant trees your projects rip out have taken a long time to grow and the meagre replanting plans you talk about take a long time to produce the same benefits that already exist in that parkland area! I do like that you seem to want to be transparent with your plans, also planning for other bodies/committees to guide process. Who will be members on these committees/hubs /bodies in decision making capacity? Whatever is decided you are still all accountable to the citizens of Adelaide, State of South Australia, and Australia. so please use due diligence, be responsible with what you leave behind.

79	/	2/25/2023 2:16 PM
80	Keep the Adelaide Parklands as open space. Use an alternative site for the Aquatic Centre.	2/25/2023 1:33 PM
81	I think this consultation is asking the wrong questions? What are the alternatives to this site for an Aquatic Centre to service suburbs north of Adelaide . Allowing the site to be returned to parkland.	2/25/2023 10:52 AM
82	Nothing	2/25/2023 10:34 AM
83	Nothing	2/25/2023 8:54 AM
84	I don't.	2/25/2023 8:26 AM
85	Nothing	2/25/2023 6:32 AM
86	Nothing. It does nothing to protect OUR parklands.	2/24/2023 10:32 PM
87	Nothing!	2/24/2023 9:48 PM
88	Do not build in parklands	2/24/2023 9:25 PM
89	I like the fact that the existing site will be returned to Parklands but do not understand why the existing site cannot be reused and upgraded.	2/24/2023 8:48 PM
90	Will be SA a much needed TOP quality aquatic centre.	2/24/2023 5:58 PM
91	Nothing	2/24/2023 5:43 PM
92	Any amendment which allows for the conversion of parkland to something else is unwelcome. The Adelaide Parklands have been under unremitting development threat since the city was founded, so this is nothing new, and must be defeated like all other prior proposals so as to preserve the unique character of the city.	2/24/2023 12:36 PM
93	Neutral about everything at the moment.	2/24/2023 12:34 PM
94	Returning land to parklands	2/24/2023 12:08 PM
95	Ensuring that future planing and development isn't hamstrung by self-interest groups.	2/24/2023 9:48 AM
96	Not sure	2/24/2023 9:31 AM
97	I like the idea of a swimming centre but not by destroying parklands which provide us with trees which provide oxygen	2/24/2023 8:29 AM
98	Nothing. Our parklands need more protection to stay green, public and open, not less. Build the new aquatic centre on a brownfields site.	2/24/2023 8:12 AM
99	Return to parkland	2/24/2023 7:39 AM
100	Nothing	2/24/2023 7:31 AM
101	Nothing of note	2/24/2023 6:15 AM
102	returning the old space back to parklands	2/24/2023 6:13 AM
103	Nothing	2/23/2023 8:50 PM
104	Nothing whatsoever	2/23/2023 8:07 PM
105	Nothing, don't build it there find an alternative space out of our precious parkland	2/23/2023 6:31 PM
106	It is disgraceful that our parklands are even being considered for this development. Use the existing site and building or if not possible choose a site that does not require destruction of our parklands that are due to be heritage listed	2/23/2023 6:04 PM
107	Nothing	2/23/2023 2:36 PM
108	Nothing	2/23/2023 2:31 PM

Proposed Planning Code Amendment - Adelaide Aquatic Centre

109	Nothing	2/23/2023 1:56 PM
110	Nothing	2/23/2023 10:19 AM
111	I'd like it stopped!	2/22/2023 6:03 PM
112	Nothing should of been for Crows training facility	2/22/2023 5:16 PM
113	A new aquatic Center should not be built in the parklands. The existing aquatic Center should be retained and fixed or demolished and returned to parklands. If there has to be a new one then it should NOT be in the parklands.	2/22/2023 7:30 AM
114	Controlled development to utilise our beautiful park lands.	2/22/2023 5:28 AM
115	Enough of turning our parklands into sports and recreation facilities! Just do it on brown land.	2/21/2023 11:04 PM
116	Nothing	2/21/2023 8:53 PM
117	Appears to be a food compromise	2/21/2023 3:38 PM
118	ABSOLUTELY NOTHING AS IT STARTS FROM A DEVELOPMENT BASELINE BY DEVELOPERS SYCOPHANTS.	2/21/2023 3:27 PM
119	Nothing	2/21/2023 2:24 PM
120	General upgrade and encourage pedestrian use.	2/21/2023 12:46 PM
121	Nothing	2/21/2023 8:54 AM
122	Not much	2/20/2023 10:02 PM
123	Not much. It doesn't really stress the displacement of wildlife that inhabit the parklands.	2/20/2023 8:44 PM
124	Nothing. It's like the unnecessary removal of a healthy lung. The Adelaide Parklands are the lungs of the city.	2/20/2023 5:30 PM
125	-	2/20/2023 9:09 AM
126	Protect the parklands. Do not allow further reduction of our parklands. Return land to parklands wherever possible.	2/20/2023 7:24 AM
127	Nothing	2/19/2023 1:31 PM
128	Nothing. Very destructive to wildlife	2/19/2023 11:43 AM
129	I do not like it	2/19/2023 10:07 AM
130	Very little - parklands are not free land for government infrastructure - they are for a green belt, a sanctuary for our fauna and flora.	2/19/2023 8:59 AM
131	Nothing. The Aquatic Centre needs to be on a brown fill site NOT in the Park Lands.	2/19/2023 7:09 AM
132	Nothing.	2/18/2023 11:36 PM
133	Nothing they always destroy established trees Planting news ones never replaces established ecosystems and habitats and murders native animals and birds Adelaide is well known for land clearance with no reason other than satisfying human wants	2/18/2023 8:46 PM
134	Nothing	2/18/2023 8:08 PM
135	Nothing at all. The new Aquatic Centre should be built outside the Adelaide park lands, for example on the site of the former West End brewery.	2/18/2023 3:51 PM
136	That it is not yet in place.	2/18/2023 10:51 AM
137	Far too often parklands are taken with a promise to return other land to parklands BUT it DOESNT HAPPEN	2/18/2023 9:06 AM
138	I want development elsewhere	2/18/2023 8:59 AM
139	Nothing	2/17/2023 9:25 PM
140	Nothing	2/17/2023 8:32 PM
141	None of it	2/17/2023 5:53 PM
142	Nothing. It is a travesty to be claiming more land closer to housing in the parklands.	2/17/2023 12:50 PM
143	I don't like the idea that you can steal even more Park lands when there are any amount of	2/17/2023 8:30 AM

Proposed Planning Code Amendment - Adelaide Aquatic Centre

much more suitable brown spots to build on. This survey is biased to show only one side of the picture, Development on Park Lands.

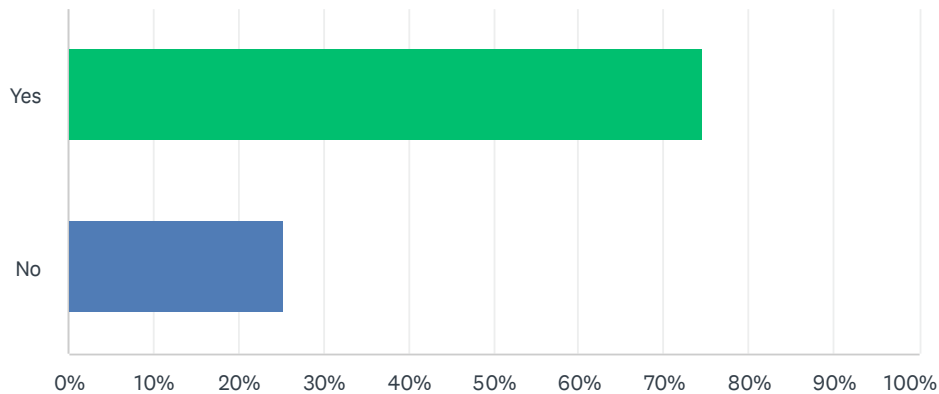
144	Nothing ...the Park Lands are a precious gift for future generations ...more spaces should be returned to the Park Lands! 😞	2/16/2023 11:46 AM
145	Any new Building on the parklands	2/16/2023 11:17 AM
146	It makes sense.	2/16/2023 9:40 AM
147	Plans for freeing Awareness of pedestrians	2/16/2023 8:36 AM
148	nothing. I oppose re zoning and development of the Parklands	2/15/2023 10:26 PM
149	More family changerooms and showers	2/15/2023 5:32 PM
150	Specific to defined area only, not the Park Lands in general	2/15/2023 5:29 PM
151	That it includes the return to Park Lands	2/15/2023 5:27 PM
152	ldk	2/15/2023 5:25 PM
153	Sensible	2/15/2023 10:35 AM
154	understanding of what the Code Amendment is and what it meant to achieve.	2/14/2023 11:11 AM
155	That our tired and old aquatic centre will be upgraded and be state of the art centre for the entire community to use . A very long time over due	2/14/2023 9:38 AM
156	I like several aspects: -Footprint of new Aquatic Centre seems to be similar to the current centre footprint. - Proposed new site is a logical area and will not take away from existing oval space currently used by Blackfriars college and other sporting groups. -The commitment to maintain a 50m competition pool (hopefully to FINA standards international standards). -The commitment to return to parklands the demolished site area resulting in no loss of size of parklands. The proposed new site results in less mature tree loss. - Landscaping buffer for residents on Barton Tce. - The opportunity for South Australia to create two high level aquatic centres that will service all user groups, communities and schools alike through design, environment, cultural and heritage applications.	2/14/2023 9:33 AM
157	Will allow for a much needed new swimming and family activity facility	2/14/2023 8:46 AM
158	Maintaining an aquatic facility within the central metropolitan area accessible by majority of residents in the locality, and use by state sporting associations.	2/14/2023 8:30 AM
159	Nothing. The Park Lands should be open green parklands and infrastructure should be built elsewhere.	2/14/2023 7:45 AM
160	That the aquatic centre is going to be upgraded to be in line with other states new facilities , the current aquatic centre is old & outdated & has no money spent on it for years we are sick & tired of our facilities being old & second rate, the centre is jammed packed with all ages & young children/ older people who a trying to exercise/ play sport, get up with the times Adelaide city council.	2/13/2023 4:12 PM
161	nothing .	2/13/2023 3:48 PM
162	Removing obstacles to the building process	2/13/2023 1:18 PM
163	It makes sense and is the best option	2/13/2023 1:01 PM
164	New pool	2/13/2023 10:59 AM
165	New aquatic centre	2/13/2023 10:58 AM
166	Allows for the potential provision of the new Aquatic Centre through the Aquatic Centre Sub Zone.	2/13/2023 10:23 AM
167	Nothing	2/10/2023 7:16 AM
168	Nothing.	2/6/2023 6:17 PM
169	Nothing. It should stay as parklands. The original aquatic centre should be rebuilt at its original site or moved to a brownfields location.	2/6/2023 12:56 PM
170	Nothing	2/5/2023 12:08 PM
171	There are many acres of wasted dilapidated space in the parklands that should be beautified and activated. The Amendment enables this.	2/1/2023 3:51 PM

Proposed Planning Code Amendment - Adelaide Aquatic Centre

172	Nothing. There is no need for a Code Amendment.	1/25/2023 2:46 PM
173	New centre based on land already cleared for present oval. retaining current vehicle entry points, avenue tree planting and landscape buffers, current site returned to Park Lands	1/24/2023 10:36 AM
174	The creation of a central sporting facility that supports high performance competition as well as community swimming and events.	1/23/2023 11:33 PM

Q6 Is there anything you don't like?

Answered: 232 Skipped: 35



ANSWER CHOICES	RESPONSES	
Yes	74.57%	173
No	25.43%	59
TOTAL		232

#	IF YES, PLEASE EXPLAIN	DATE
1	The site location that is proposed. The current existing site is clearly the most logical and given this facility will be a long term asset this shouldn't be compromised for a short term advantage of keeping the existing facility open during construction. The proposed new site is closer to housing so the buffer is reduced.	3/8/2023 9:09 AM
2	Aquatic Centre should be built on a brownfield site	3/8/2023 9:07 AM
3	The Aquatic Centre should be built elsewhere - on a brownfield site	3/8/2023 9:06 AM
4	This is just the continual erosion of Park Lands. It continues the precedent that all of the Park Lands is available for development	3/8/2023 8:37 AM
5	That this is an unnecessary Code Amendment - the new Aquatic Centre should be built on a brownfield site i.e. use the old brewery site	3/8/2023 8:36 AM
6	New Aquatic Centre should be built elsewhere	3/8/2023 8:34 AM
7	The park needs to be reinstated as a park	3/8/2023 8:32 AM
8	Where is the option to place the new Aquatic Centre on a brownfield site	3/8/2023 8:31 AM
9	The chairs are not soft, I want the soft chairs	3/6/2023 3:50 PM
10	We do not support rezoning and the development of a new centre the details of which are not clear, nor aligned with the appropriate use of the parklands, in the proposed location.	3/6/2023 1:05 PM
11	Building in the heritage listed park lands its unprecedented to build in parkland its also unprenceded to build across the road from residential area	3/5/2023 1:05 PM
12	Any loss of free public access to any area that is now or has been free access public parkland	3/3/2023 10:29 PM
13	Eradication of old gum trees that provide habitat to beautiful fauna	3/3/2023 9:34 PM
14	I strongly object to the continual appropriation of Park Lands for the use of projects such as an Aquatic Centre, a new hospital etc, when there are perfectly suitable brown fill sites available. This land is extremely valuable as a green space for the whole city, and shouldn't be alienated in this way. The government has no right to keep helping itself to this land.	3/3/2023 12:04 PM

Proposed Planning Code Amendment - Adelaide Aquatic Centre

15	Footprint seems increased. State Herbarium need to be a frontmen. Parking needs to be covered in solar panels	3/3/2023 9:25 AM
16	No, given the re-development, good consultation process and design	3/3/2023 9:17 AM
17	Taking far too long to start	3/3/2023 9:14 AM
18	further use of parklands	3/3/2023 7:48 AM
19	Loss of more parkland	3/3/2023 6:12 AM
20	I'm shocked and saddened by this whole proposal	3/3/2023 2:21 AM
21	That our park lands are disappearing. Our city was laid out to be surrounded by parklands. Why are we continually eating into them.	3/2/2023 11:09 PM
22	Don't agree with resuming more valuable Parklands	3/2/2023 10:33 PM
23	Parklands must be retained and not destroyed for any purpose.	3/2/2023 8:35 PM
24	Keep the same site where the existing aquatic centre is, demolish and rebuild	3/2/2023 7:29 PM
25	The parks must remain as park lands for wildlife. The aquatic centre can go anywhere stop destroying habitat!	3/2/2023 3:28 PM
26	Don't use the parklands!	3/2/2023 2:45 PM
27	The new aquatic centre should not be built on parklands.	3/2/2023 11:01 AM
28	Leave green space alone, look after wildlife	3/2/2023 8:48 AM
29	Any proposal to use the parklands for development and ignore their purpose.	3/2/2023 7:34 AM
30	Code doesn't include requirements around required ecological/biodiversity enhancement targets	3/2/2023 7:13 AM
31	Extending developments disregards our dependence on green space and natural environments for well being.	3/2/2023 5:51 AM
32	The only reason to re-zone a Park is to prevent it from remaining a Park.	3/2/2023 1:24 AM
33	The park should not be rezoned.	3/2/2023 12:31 AM
34	Don't rezone our parklands to allow development that is not sensitive to the environmental importance the area provides to the community	3/1/2023 11:07 PM
35	larger area being given to the Aquatic Centre. Should stay where it is and not expand into the current green area	3/1/2023 10:56 PM
36	The whole plan	3/1/2023 9:56 PM
37	The destruction of the parklands and lack of support for World Heritage status	3/1/2023 9:48 PM
38	I'd like to see the new centre built on a brown fields site, not parklands	3/1/2023 9:01 PM
39	Less actual parkland. Find a brownfield site please.	3/1/2023 8:34 PM
40	Tree population numbers especially large species of trees are rapidly declining in urban areas. This needs to be amended, and resining needs to stop if it's at the constant cost of the park lands and what little we have left of natural habitat within the urban environment.	3/1/2023 5:34 PM
41	an attempt to use gobbledygook to garner approval for destruction of natural environment	3/1/2023 5:10 PM
42	Everything. It should be on a brownfields site - not the parklands.	3/1/2023 4:52 PM
43	Please preserve our park lands and trees. Protect and respect these trees, and the wildlife they support. Build somewhere else.	3/1/2023 3:09 PM
44	no developments in the parklands!!	3/1/2023 12:49 PM
45	This parkland and all the others in Adelaide, are essential to maintaining a healthy ecology for nature and people to enjoy. It must be maintained (Not destroyed!) to allow Adelaide to survive as a beautiful city with its own identity and not become "same/same" as every other high density city in the world. The words 'ugly' and 'unliveable' come to mind with most of these. Don't take away parklands, get rid of high-density buildings.	3/1/2023 8:44 AM
46	Do not build the new Aquatic Centre on Parklands.	3/1/2023 7:01 AM
47	The fact you didn't take the Crows offer first	3/1/2023 12:14 AM

Proposed Planning Code Amendment - Adelaide Aquatic Centre

48	I don't like that public parklands are being used for a development that is not public (i.e. a paid facility) and worry about the future use of other parklands. I value the land and don't want it to be slowly eroded by developments	2/28/2023 8:55 PM
49	The new aquatic centre should not be in the parklands	2/28/2023 8:34 PM
50	Those protesting progress	2/28/2023 7:57 PM
51	I can not understand why the government is so determined to demolish the existing centre instead of revamping it. If you are opposed to this, why can't you at least use a brown site instead of the parklands, considering you already take more parklands away by developing the new W&CH.	2/28/2023 7:39 PM
52	Don't use undeveloped parkland, there are many other suitable sites close to Adelaide centre that can be developed without stealing parklands.	2/28/2023 5:49 PM
53	No information has been provided regarding these changes - this survey was the first I had learnt of these changes despite being local to the area.	2/28/2023 4:46 PM
54	The aquatic centre should be built on existing brownfields close to the parklands.	2/28/2023 4:06 PM
55	The park should not be rezoned. The aquatic Centre should be built on a brownfield site.	2/28/2023 3:44 PM
56	Parklands are public spaces. They contain amazing trees, various eco systems, home to a variety of species and more. To claim this space for anything other than its current use is immoral	2/28/2023 2:58 PM
57	The Government can completely disregard the requirement that our Parklands are to be kept for the enjoyment & use of the people of SA. They want to be able to change the rules as they wish. Wrong. g	2/28/2023 1:50 PM
58	He Parkland are a public space and are designed to be a green space free of building development.	2/28/2023 11:05 AM
59	I live at 117 Barton Terrace West, directly opposite the site. Locating a major sporting/recreational/commercial facility immediately adjacent a residential precinct is unprecedented. I would prefer the current site be maintained and renovated. The parklands are sacred and should not be diminished or compromised in any way by development.	2/28/2023 11:03 AM
60	I wish the parklands to remain parklands	2/28/2023 9:54 AM
61	It proposes taking parkland. We have lost too much already	2/28/2023 9:49 AM
62	The slow encroachment of development on the parklands is to be deplored. By all means return the current aquatic centre site to park land, but find another site for the new facility	2/28/2023 7:46 AM
63	The Adelaide Park lands are extremely valuable to our city image. Continually eroding and eating away at them must be stopped so that we don't end up another generic city	2/28/2023 6:56 AM
64	Parklands are precious and need to remain parklands & mature trees retained. Such little useable green space left!	2/27/2023 10:18 PM
65	Why remove and destroy our rare and beautiful parklands	2/27/2023 8:59 PM
66	Using parkland for buildings, roads, carparks. No need to further artificialise the parkland.	2/27/2023 6:15 PM
67	The concept of occupying the Parklands, of parking on the Parklands. Return the old site to the parklands and built the pool on the fringe of the city eg: former brewery, around Plant 4, behind Goodlife Hindmarsh, etc...	2/27/2023 5:13 PM
68	I do not support the development of the new aquatic centre on parklands	2/27/2023 4:37 PM
69	Seizure of public lands by government for building and destruction of a green belt which we are so fortunate to have inherited	2/27/2023 12:55 PM
70	Short-term thinking! Councils are great at it. If you let a little bite be taken out, and the next guy allows a little bite to be taken out, slowly but surely there's nothing left... But you're not to blame! You only allowed a small bite to be taken...	2/27/2023 12:50 PM
71	paving paradise to put up a parking lot (and an aquatic centre)	2/27/2023 12:24 PM
72	The proposed code amendment	2/27/2023 8:45 AM
73	Parklands is not land to be developed	2/27/2023 8:24 AM
74	I don't believe rezoning will keep the parklands safe from redevelopment	2/26/2023 11:40 PM
75	The parklands should remain protected	2/26/2023 10:40 PM

Proposed Planning Code Amendment - Adelaide Aquatic Centre

76	I don't like the parklands (as it currently exists) being destroyed.	2/26/2023 10:05 PM
77	Government more and more carving up parklands for their own political benefit. Shows a lack of innovation and imagination of their behalf when.	2/26/2023 9:32 PM
78	Yes, see point 5.	2/26/2023 9:31 PM
79	Don't build things in the park lands! These park lands are world-unique, not just vacant land. Stop nibbling away at them until they are covered with developments.	2/26/2023 6:30 PM
80	Proposed re zoning public open space for development of Bilinga, roads, car parks and cafes	2/26/2023 3:44 PM
81	Should be kept as a park	2/26/2023 3:29 PM
82	The parklands should not be used for this purpose.	2/26/2023 12:21 PM
83	Leave the parklands alone.	2/26/2023 9:13 AM
84	The parklands should not be increasingly diminished by built form and development. Their purpose is to provide a green belt surrounding the city centre and now more than ever it is important that trees and green spaces be retained/ maximised, particularly to achieve urban greening/ canopy targets.	2/26/2023 7:07 AM
85	Stop consuming the parkland, use the existing footprint	2/25/2023 11:48 PM
86	Leave the land as parklands with the old growth gum trees	2/25/2023 10:04 PM
87	The loss of mature trees!	2/25/2023 9:41 PM
88	Leave the Parkland as Parklands. Enough has already been syphoned off for development.	2/25/2023 9:04 PM
89	Development on our parklands. Rezoning will mean it ceases to be a park.	2/25/2023 7:06 PM
90	I am strongly opposed to the re-zoning of this park in the Adelaide Park Lands. Construction will seriously harm the local and surrounding wild life, flora and well being of the public.	2/25/2023 4:59 PM
91	Nothing. I oppose the chopping down of mature trees in the Parklands. Find an alternative site out of The Parklands.	2/25/2023 3:48 PM
92	Redeveloping/rezoning existing parklands which were designed for protection of valuable habitat, wildlife corridors, should not be built on. We are in a dry state and should be conserving water not denaturing remnant trees and vegetation parklands. Rezoning for business expansion progress does not tick enough boxes in my book for sustainable development. Removing older large trees contributes to the issue. Why can you not remodel the existing one? There are enough alternative Brownfield locations. to be utilized instead? We all have a duty as custodians of the land/country/environment and need to nurture it. what do you intend to leave for future generations?	2/25/2023 2:52 PM
93	It is still recommended to remain in parklands	2/25/2023 1:44 PM
94	It removes parklands space. I	2/25/2023 1:33 PM
95	See above	2/25/2023 10:52 AM
96	Why not take this rebuilding opportunity to completely relocate the aquatic centre to a new location away from the parklands and restore the existing area to beautiful green space.	2/25/2023 10:34 AM
97	The Parklands should remain as park lands.	2/25/2023 9:24 AM
98	The alienation of parkland	2/25/2023 8:54 AM
99	Do not destroy our parklands and remove historic trees.	2/25/2023 8:26 AM
100	Someone will use the code change to begin removing trees and developing other parkland areas and zones	2/25/2023 7:48 AM
101	Changing the purpose of the parklands to suit development	2/25/2023 7:47 AM
102	These parks should be left alone to for the animals and people who enjoy them. Development has no place in Adelaide's aprklands	2/25/2023 6:32 AM
103	It becomes a precise t for loss of parklands by a death of cuts.	2/25/2023 1:40 AM
104	Destroying an existing park to build an aquatic centre on it. Let's preserve the natural environment while we still have it. Move the aquatic centre to a brownfield site.	2/24/2023 10:32 PM
105	Parklands should remain parklands i.e. do NOT rezone for Any development!	2/24/2023 9:48 PM

Proposed Planning Code Amendment - Adelaide Aquatic Centre

106	No swim centre in parklands	2/24/2023 9:25 PM
107	Parkland must not be exploited, upgrade the existing Aquatic Centre and leave OUR Parklands alone please. Bit by bit they are eaten up by vested interests.	2/24/2023 8:48 PM
108	Too much car parking	2/24/2023 4:08 PM
109	The commercial disregard for the established intent of the greenbelt system. It exists for a purpose, and should not be discarded for either profit or convenience.	2/24/2023 12:36 PM
110	As a wildlife rescuer and carer I am seeing more and more displaced wildlife due to development. Our iconic Australian wildlife is suffering enough by having to navigate through slim or non existent corridors to ensure of superior breeding. This proposed development is a prime example of minimal consideration of conservation of flora and fauna in our city.	2/24/2023 12:33 PM
111	Wording of this survey And assumption that Code amendment is fait accompli	2/24/2023 12:08 PM
112	Keep our parklands	2/24/2023 8:29 AM
113	See above	2/24/2023 8:12 AM
114	No development in the parklands	2/24/2023 7:39 AM
115	All of it	2/24/2023 7:31 AM
116	There is no need to change anything, it is supposed to be park and park only.	2/24/2023 6:15 AM
117	The loss of so many significant trees and further encroachment on the parklands public greenspace. If the redevelopment can't be done within the existing footprint then it should be relocated and the site remediated with trees and local flora. Relocation would allow for continued access to the aquatic centre while construction of a new site is completed. A new aquatic centre must be easily accessible by reliable public transport eg tram/train.	2/23/2023 10:55 PM
118	Once gone our parklands can never come back!	2/23/2023 9:43 PM
119	We should be preserving our precious parklands.	2/23/2023 8:50 PM
120	Everything about the proposal, either rebuild the aquatic centre withing the ezisting zoning, or identify an alternative brownfield site	2/23/2023 8:07 PM
121	Redevelopcurrentsite and aviod cutting down more trees and rezoning moreparlaods for built form. Too much built form on parkloads	2/23/2023 6:46 PM
122	Building in the parklands	2/23/2023 6:31 PM
123	New site to be proposed that doesn't destroy mature vegetation. Replace existing building not sacrifice more of our green canopy!	2/23/2023 6:04 PM
124	I don't like the idea of the parklands being used for new buildings, including destroying trees.	2/23/2023 2:36 PM
125	Don't build on parklands there are plenty of other sites such as brownfield sites that are suitable.	2/23/2023 2:31 PM
126	The proposed Aquatic Centre is situated in an entirely inappropriate area and this move is just another parkland grab by the Government	2/23/2023 1:56 PM
127	Building on the park lands is forbidden yet it keeps happening	2/23/2023 10:19 AM
128	People are the parasites of this planet, selfishly destroying the beauty of nature for their own selfish purposes.	2/22/2023 6:03 PM
129	Smoke and mirrors from our lady mayor	2/22/2023 5:16 PM
130	The park lands are exactly that and not for development . Plenty of other places for a swim centre	2/22/2023 10:41 AM
131	There should be NO building or development in the parklands.	2/22/2023 7:30 AM
132	Please don't let the minority block sensible progress.	2/22/2023 5:28 AM
133	I don't like our LNP government lying to us about protecting the parklands if they are elected and then doing the opposite.	2/21/2023 11:04 PM
134	Everything about the plan	2/21/2023 8:53 PM
135	The threshold of toxic pollutants, air land water, that will make the growth of all vegetation	2/21/2023 3:27 PM

Proposed Planning Code Amendment - Adelaide Aquatic Centre

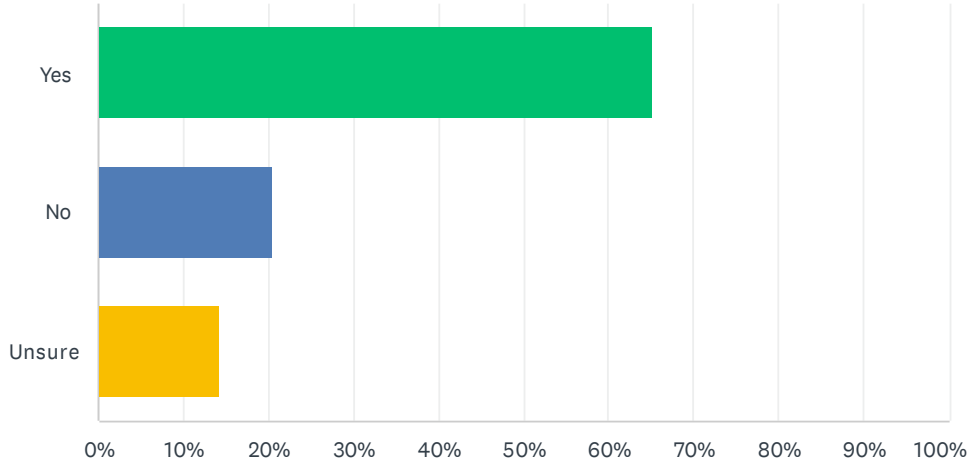
	difficult or impossible.	
136	Loss of biodiversity	2/21/2023 2:24 PM
137	Would prefer Barton Terrace to not be too impacted by the new zoning in blue. Would prefer a buffer zone between the centre and Barton Tce.	2/21/2023 12:46 PM
138	Stop cutting down trees!! They are already established	2/21/2023 9:18 AM
139	Leave the parkland and wildlife alone. The park belongs to the people it is not for greedy developers or councils for that matter. Think about something other than money.	2/21/2023 8:54 AM
140	Destruction of mature trees rather than siting new construction on an existing brownfield site	2/20/2023 10:02 PM
141	As above, the impact on the wildlife	2/20/2023 8:44 PM
142	I want the Parklands retained and a brown site utilised.	2/20/2023 5:30 PM
143	I just want our parklands left as parklands.	2/20/2023 7:24 AM
144	The new location south of the existing Aquatic Centre would require the destruction of dozens of mature trees. A better option would be a near-city brownfield site close to public transport.	2/19/2023 6:22 PM
145	The parklands are a treasure. Leave them alone	2/19/2023 1:31 PM
146	It's an example of selfish people wanting more at the cost of wildlife.	2/19/2023 11:43 AM
147	Inroads into the parklands	2/19/2023 10:07 AM
148	The location. Greenfield site, NOT parklands	2/19/2023 8:59 AM
149	The new Aquatic Centre needs to be built somewhere else not on Park Lands.	2/19/2023 7:09 AM
150	Construction of a new aquatic centre on the parklands.	2/18/2023 11:36 PM
151	Councils constant killing of established trees	2/18/2023 8:46 PM
152	Leave it alone	2/18/2023 8:08 PM
153	Building a new aquatic centre on the Adelaide park lands.	2/18/2023 3:51 PM
154	Don't take any more trees down with empty promises	2/18/2023 9:06 AM
155	Not returning area to parklands	2/18/2023 8:59 AM
156	No care for wildlife	2/17/2023 9:25 PM
157	Parkland need to stay as parkland	2/17/2023 8:32 PM
158	Leave the parklands as they are.	2/17/2023 5:53 PM
159	The rezoning is unnecessary. An aquatic centre can be built within the existing footprint.	2/17/2023 12:50 PM
160	Leave the Park Lands alone. They are NOT yours to play with. They belong to the people of Adelaide.	2/17/2023 8:30 AM
161	The parklands are sacred and should not be built on.	2/16/2023 11:16 PM
162	Why aren't you looking at brownfield sites? Why always take the easy option ...nibble away at the Park Lands at every opportunity!	2/16/2023 11:46 AM
163	Any Buildings in the parklands	2/16/2023 11:17 AM
164	Don't use parklands!	2/16/2023 8:36 AM
165	as above. Parklands should not be zoned for development but should be preserved as an undeveloped open space for the public to use	2/15/2023 10:26 PM
166	Building on the Park Lands	2/15/2023 6:04 PM
167	Traffic jam and limited parking	2/15/2023 5:32 PM
168	I'm worried too much Park Lands will go under concrete	2/15/2023 5:27 PM
169	The location	2/15/2023 5:25 PM
170	The Park Lands should be open green parklands and infrastructure should be built elsewhere.	2/14/2023 7:45 AM

Proposed Planning Code Amendment - Adelaide Aquatic Centre

171	it is vague and is putting the cart before the horse as the concept plan is not in the public domain. We cant therefore tell what the re-zonong will mean.	2/13/2023 3:48 PM
172	Would love there to be a waterpolo pool, indoor or outdoors for the continuation of the sport in South Australia	2/13/2023 10:58 AM
173	The site selected. The Government should respond to community feedback and select an alternative brownfield site, e.g. at Thebarton or Hindmarsh. Better for transport and better for Park Lands.	2/10/2023 7:16 AM
174	As at 6/2/23 (middle of consultation period) the code amendment is presented in the absence of a concept plan, a master plan for the western side of Park 2, or a development application. (The master plan was promised in September 2022 by Premier Malinauskas, but he has not delivered.) The development application will trigger a proper traffic and noise report, as opposed to the 2 January 'preliminary' docs. However, given that the state government will ensure that the application complies with the code, there will be no requirement for public consultation by that stage, so the public will not be presented with an opportunity to respond to any of these variables, including the noise and traffic reports. All of this means that the code amendment proposal as presented during this Jan-March 6-week consultation is not informed by the relevant information that ought to accompany it. As such, this consultation is an unfair and improper process, and in terms of the engagement process is not fit for purpose or respectful of the communities that are likely to respond. As such there is doubt that it complies with the PDI Act 2016.	2/6/2023 6:17 PM
175	The lack of consultation and consideration of the local community	2/6/2023 12:56 PM
176	How can I comment when I have not seen the master plan as it is not yet released	2/5/2023 12:08 PM
177	It will be pointless because the council and state government are gutless when it comes to North Adelaide residents. They don't accept the repercussions of living near the capital city when they decided to live there. The Aquatic Centre should have been bulldozed for the Adelaide Football Club to house their HQ which would be for the benefit of ALL South Australians, but instead the parkland terrorists not only stop progress, but then somehow the Labor party promises them \$80m for what the Crows would have provided the state for nothing. And on top of that, the ACC and residents have the gall to complain!! Open your eyes.	2/1/2023 3:51 PM
178	The Code Amendment is designed to give the SA government control of all activities and infrastructure in the so-called 'sub-zone'. It puts into effect excision of the sub-zone from all the protections that Park no 2 has currently and takes away control from the Adelaide City Council. If the SA government wants to pay for the erection, maintenance and running of the aquatic centre, that's fine. But the SA government must not be able to 'acquire' and control yet another piece of the Park Lands. The Park Lands should never have been selected for the new aquatic centre. There was more support for a location in the inner north suburbs where land was available.	1/25/2023 2:46 PM
179	The aquatic center is situated on park land, and it should be returned as such. The new facility should not be situated on current park land (whether or not it is rezoned), especially given most residents do not use this aquatic center.	1/24/2023 9:41 PM
180	Current sub zone should be extended to cover all the current area of the cleared oval, to allow more flexibility in the design and construction of the new centre	1/24/2023 10:36 AM

Q7 Do you feel you have received/been provided sufficient information to make an informed view about what is proposed as part of the Code Amendment?

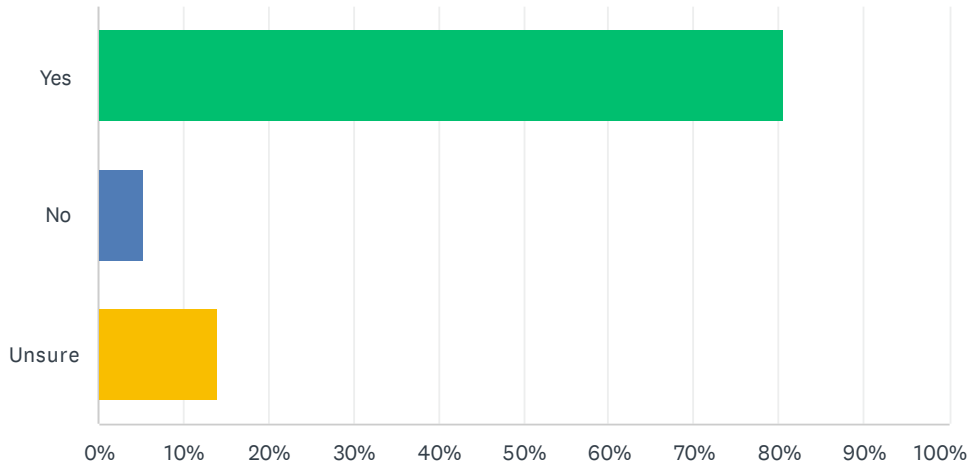
Answered: 259 Skipped: 8



ANSWER CHOICES	RESPONSES	
Yes	65.25%	169
No	20.46%	53
Unsure	14.29%	37
TOTAL		259

Q8 Do you understand why you have been asked for your feedback and how it will be considered in determining the outcome of the Code Amendment?

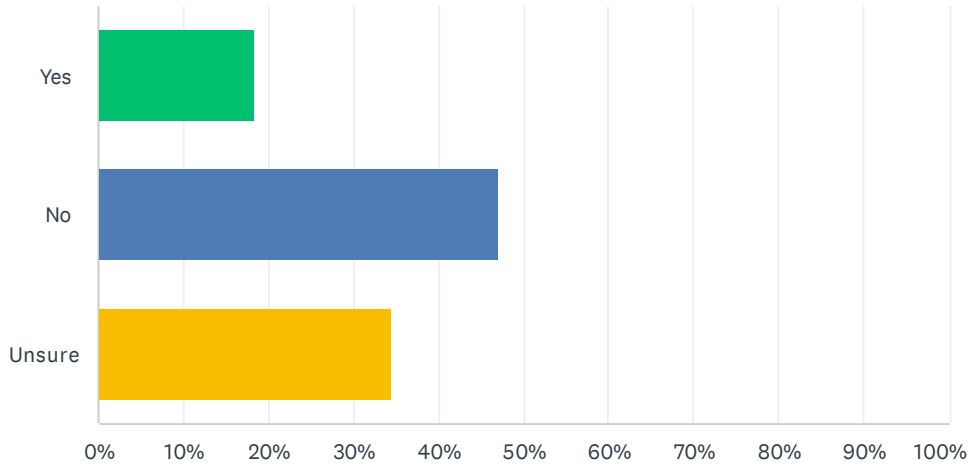
Answered: 263 Skipped: 4



ANSWER CHOICES	RESPONSES	
Yes	80.61%	212
No	5.32%	14
Unsure	14.07%	37
TOTAL		263

Q9 Are you confident your views will be heard during the engagement?

Answered: 261 Skipped: 6



ANSWER CHOICES	RESPONSES	
Yes	18.39%	48
No	47.13%	123
Unsure	34.48%	90
TOTAL		261

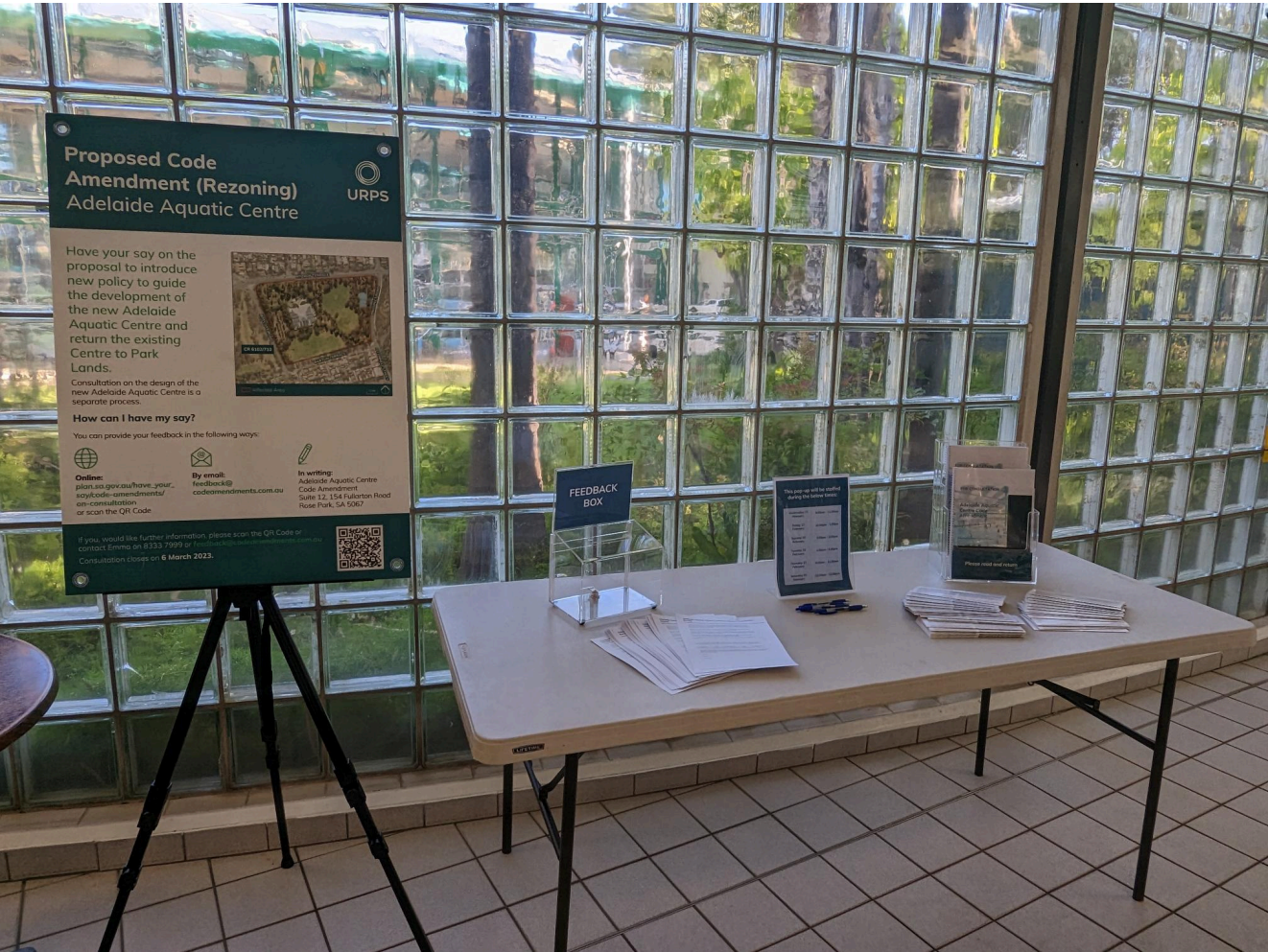
Q10 If you would like to receive information about the outcomes of this proposed Code Amendment, please provide your postal or email address here:

Answered: 145 Skipped: 122

ANSWER CHOICES	RESPONSES	
Name (optional)	82.76%	120
Company	0.00%	0
Postal Address	49.66%	72
Address 2	0.00%	0
City/Town	0.00%	0
State/Province	0.00%	0
ZIP/Postal Code	0.00%	0
Country	0.00%	0
Email Address	88.97%	129
Phone Number	0.00%	0

Appendix E – Pop Up Information Stand

- Photo of stand
- Table of dates and number of people engaged



Adelaide Aquatic Centre Code Amendment - Pop Up Stand			
Date	People Spoken with	Surveys Handed Out	Comments/Feedback
9-11am, Wed 15 Feb	25	0	Most people were in favour and supported a new centre. Feedback centred around the location or the types of facilities people would like to see in the new centre i.e. deep water pool and saunas/spa/steam room. Some were not convinced that car parking footprint would be enough to support new centre - parks need to be re-jigged as big cars no longer fit in them and block the driveways.
12-2pm, Friday 17 Feb	11	5	New centre must have competition standard pool Wants diving board Important to keep current centre open whilst new centre is built Concerned about loss of ovals/replacement (Blackfriars teacher) Would like a playground in the parklands for older kids ie Ninja/Parkour Wants more car parking, but not paid parking Wants same facilities as current centre ie. Sauna, spa, gym Wants a greenier centre which works with Park Lands, not industrial one like Marion Sought clarification on if future operator would be public or private - advised OSRR Important to have deep water pool for club sports ie. Waterpolo, diving, UW Hockey
2-4pm, Sunday 19 Feb	15	0	Generally supportive, some residents were opposed due to the location being in the Park Lands adjacent their properties.
4-6pm, Tues 21 Feb	30	2	Concerns about where users of the park will go during construction and if the return to Park Lands area will resemble the ovals that are existing. Some did not understand why the project is going ahead if it is only going to be a similar footprint and not larger.
9-11am Thurs 23 Feb	9	10	Most people we spoke with were in favour of the new centre/code amendment. Two people spoken with were strongly opposed - one wanted existing centre to remain and be renovated, another wanted new centre to be built on brownfield site specifically the brewery. One person took 5 surveys for other relatives to complete. 3 completed surveys in the feedback box.
10am-12pm, Sat 25 Feb	11	1	Lots of people at the centre - mainly families with young children attending swimming lessons. 2 completed surveys in the feedback box, 1 survey completed during the session - all supportive of the CA. All people spoken were positive about the new centre and understood the need for the CA.
TOTALS	101	18	

Appendix F – Project Manager Evaluation forms

Project manager evaluation exercise to meet minimum performance indicators

This exercise can be completed by the engaging entity (planner, proponent or engagement manager) following an engagement activity or at the end of the entire engagement process.

It may be completed online or in hard copy.

Name	Anna Deller-Coombs
Role	Community and Stakeholder Engagement Manager

Please consider your engagement process as a whole and provide the most appropriate response.

Evaluation statement		Response options	
1	The engagement reached those identified as the community of interest	<input checked="" type="checkbox"/>	Representatives from most community groups participated in the engagement
		<input type="checkbox"/>	Representatives from some community groups participated in the engagement
		<input type="checkbox"/>	There was little representation of the community groups in engagement
<p><i>Comment: The team worked actively to ensure a wide range of relevant community groups could easily and conveniently participate. This resulted in strong engagement from a range of groups that use the Aquatic Centre including sporting clubs, recreational groups, disability services providers and peak bodies. In addition, we heard from resident groups and individuals who live near the site.</i></p>			
2	Engagement was reviewed throughout the process and improvements put in place, or recommended for future engagement	<input checked="" type="checkbox"/>	Reviewed and recommendations made in a systematic way
		<input type="checkbox"/>	Reviewed but no system for making recommendations
		<input type="checkbox"/>	Not reviewed
<p><i>Comment: Weekly meetings with engagement and project team members ensured we tracked the engagement in the lead up, during the 6-week duration and following the completion of the engagement. Participation was tracked and assessed weekly. This led us to implement additional measures to ensure that it was simple and convenient for a range of users to participate in the engagement. Our assessment noted that we weren't hearing from 'everyday' users of the aquatic centre, so we put on additional staffed sessions at an information stand in the Aquatic Centre foyer to promote the Code Amendment engagement and encourage people to have their say and ask questions.</i></p>			

Evaluation statement		Response options	
3	Engagement occurred early enough for feedback to genuinely influence the planning policy, strategy or scheme	<input checked="" type="checkbox"/>	Engaged when there was opportunity for input into scoping
		<input type="checkbox"/>	Engaged when there was opportunity for input into first draft
		<input type="checkbox"/>	Engaged when there was opportunity for minor edits to final draft
		<input type="checkbox"/>	Engaged when there was no real opportunity for input to be considered
<p><i>Comment: This Code Amendment engagement process was complemented by several other engagement processes that preceded it, and ensured that community and stakeholders had regular, genuine opportunities for engagement. These included:</i></p> <ul style="list-style-type: none"> - <i>Engagement delivered by DIT about the potential location for the Aquatic Centre (July 2022)</i> - <i>Engagement on what people would like to see and do in the new Aquatic Centre (November 2022)</i> - <i>Regular engagement with interested stakeholders and community groups throughout and outside of formal engagement periods (eg Barton Terrace residents)</i> <p><i>These complementary engagement processes meant that when we reached the Code Amendment engagement, people had already had an opportunity to have their say and influence the location and form of the Aquatic Centre, which the Code Amendment seeks to formalise in planning policy.</i></p>			
4	Engagement contributed to the substance of the final plan	<input type="checkbox"/>	In a significant way
		<input checked="" type="checkbox"/>	In a moderate way
		<input type="checkbox"/>	In a minor way
		<input type="checkbox"/>	Not at all
<p><i>Comment: Members of the community opposed to the location used the Code Amendment as an opportunity to voice this opposition again. As outlined above, this was previously consulted on with a location announced in September 2022. For this reason, feedback relating to the location of the site has not altered the Code Amendment proposed.</i></p> <p><i>Other changes proposed by the community have been listened to and have resulted in recommended changes to the Code Amendment, such as maximising the setback of the built form from Barton Terrace where possible.</i></p>			
5	Engagement provided feedback to community about outcomes of engagement	<input type="checkbox"/>	Formally (report or public forum)
		<input type="checkbox"/>	Informally (closing summaries)
		<input checked="" type="checkbox"/>	No feedback provided
<p><i>Comment: This will be completed once a decision is made by the Minister. It will include publication of an Engagement Report, and a Close the Loop email offering for people to</i></p>			

Evaluation statement		Response options	
	<i>contact us if they have further questions about the outcome of the Code Amendment engagement.</i>		
6	Identify key strength of the Charter and Guide	<input type="checkbox"/>	Engagement is genuine
		<input type="checkbox"/>	Engagement is inclusive and respectful
		<input type="checkbox"/>	Engagement is fit for purpose
		<input type="checkbox"/>	Engagement is informed and transparent
		<input checked="" type="checkbox"/>	Engagement processes are reviewed and improved
<i>Comment: The ability to adapt the engagement approach on-the-go during engagement, rather than it being locked in improved participation and the quality and quantity of feedback we received. It also raised greater awareness about the Code Amendment with impacted communities.</i>			
7	Identify key challenge of the charter and Guide	<input type="checkbox"/>	Engagement is genuine
		<input type="checkbox"/>	Engagement is inclusive and respectful
		<input checked="" type="checkbox"/>	Engagement is fit for purpose
		<input type="checkbox"/>	Engagement is informed and transparent
		<input type="checkbox"/>	Engagement processes are reviewed and improved
<i>Comment: Code Amendments by their nature are abstract, technical and difficult to relate to as they concern planning policy and rules. Many people we spoke with were more interested in what the new aquatic centre will look like and what they can do there, and expect the planning process to be taken care of.</i>			

SHAPING
GREAT
COMMUNITIES

