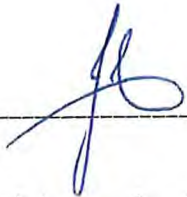


Proposal to Initiate an Amendment to the Planning & Design Code

Adelaide Aquatic Centre Code Amendment

By the Department for Infrastructure and Transport



(Signature Required)

Chief Executive Officer, Department for Infrastructure and Transport

Date: 14 October 2022

This Proposal to Initiate document together with conditions specified by the Minister forms the basis for the preparation of a proposed amendment to the Planning and Design Code for the purpose of section 73(2)(b) of the Planning, Development and Infrastructure Act 2016.



(Signature Required)

Delegated for
MINISTER FOR PLANNING

Date: 24/11/22.

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1. Introduction

Mr Jon Whelan, Chief Executive of the Department for Infrastructure and Transport (the Department) is seeking the approval of the Minister for Planning (the Minister) to initiate the Adelaide Aquatic Centre Code Amendment under section 73(2)(b)(ii) of the *Planning, Development and Infrastructure Act 2016* (the Act).

The Code Amendment will support the South Australian Government's commitment of \$82.4 million to rebuild 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 centre immediately south of the existing facility.

This Proposal to Initiate details the scope, relevant strategic and policy considerations, nature of investigations to be carried out and information to be collected for the Code Amendment. It also details the timeframes to be followed in undertaking the Code Amendment, should this Proposal to Initiate be approved by the Minister.

The Proponent acknowledges that the Minister may specify conditions on approving this Proposal to Initiate, under section 73(5) of the Act. In the event of inconsistency between this Proposal to Initiate and any conditions specified by the Minister, the conditions will apply.

1.1 Designated Entity for Undertaking the Code Amendment

In accordance with section 73(4)(a) of the Act, the Proponent (DIT) will be the Designated Entity responsible for undertaking the Code Amendment process. As a result:

- 1.1.1. The Proponent acknowledges that it will be responsible for undertaking the Code Amendment in accordance with the requirements Act.
- 1.1.2. The Proponent's contact person responsible for managing the Code Amendment and receiving all official documents relating to this Code Amendment is:

Anita Allen
Associate Director
aallen@urps.com.au
8333 7999
- 1.1.3. This person has the skills, knowledge and experience equivalent to an Accredited Professional level 1.
- 1.1.4. The Engagement Activities will be overseen by Anna Deller-Coombs, Associate Director URPS, who is IAP2 Accredited.
- 1.1.5. The Proponent intends to undertake the Code Amendment by:
 - a) Engaging URPS to provide the professional services required to undertake the Code Amendment.

1.2 Rationale for the Code Amendment

The South Australian Government's commitment of \$82.4 million to rebuild a new Adelaide Aquatic Centre in the Adelaide City northern Park Lands at Pardipardinyilla / Denise Norton Park (Park 2). The Department for Infrastructure and Transport (the Department) is responsible for the design and construction of this new fit-for purpose centre, working together with the Office for Recreation, Sport and Racing who will operate the facility. The new facility will be owned and operated by the Government of South Australia.

The Adelaide Aquatic Centre was purpose built over 50 years ago and is run by the City of Adelaide. The building has proven expensive to maintain and is no longer fit-for-purpose with several of its facilities, including the diving boards and spas, closed due to safety and infrastructure concerns. 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 site selection has been informed by residents' feedback and a 12-member Community Reference Group and allows the existing site to maintain operations while the new facility is built.

The Planning and Design Code allows for the redevelopment of the current Aquatic Centre site. However, this 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 on adjacent land in a way that results in no net loss of Park Lands. Suitable policies will be investigated to address demolition and temporary structures that may be required to support the Aquatic Centre redevelopment, this may include a review of relevant public notification requirements.

Investigations related to infrastructure analysis, site analysis, significant and regulated tree removal, design analysis and acoustic assessment will be undertaken to underpin the Code Amendment as detailed below.

Information on the Community Engagement undertaken to-date is available on the DIT website https://www.dit.sa.gov.au/infrastructure/adelaide_aquatic_centre.

2. Scope of the Code Amendment

2.1 Affected Area

The Affected Area is lot 1602 Jeffcott Street, North Adelaide (CR6102/710) as shown in the map in **Attachment A** and Figure 1 below. This is the area relevant to the investigations for this Code Amendment.

This affected area is not the area within which the new aquatic centre could go. This will be defined through a new Aquatic Centre Subzone. Identifying a broader affected area means that the community can influence the precise boundary of the subzone through the consultation process.



Figure 1 – Affected Area

2.2 Scope of the Proposed Code Amendment

	Scope of Amendment
Current Policy ¹	<p>Zone</p> <p>Adelaide Park Lands</p> <p>Overlays</p> <ul style="list-style-type: none"> • Aircraft Noise Exposure – ANEF 20 - ensure development sensitive to aircraft noise is designed and located to manage noise intrusion to reduce land use conflict and protect human health. • Airport Building Heights (Regulated) – to manage any potential impacts of buildings on the operational and safety requirements of aircraft landing areas. • Building Near Airfields – to Maintain the operational and safety requirements of certified commercial and military airfields, airports, airstrips and helicopter landing sites through management of non-residential lighting, turbulence and activities that may attract or result in the congregation of wildlife. • Design – to ensure development positively contributes to the livability, durability and sustainability of the built environment through high-quality design. • Hazards (Flooding – Evidence Required) – seeks to ensure development adopts a precautionary approach to mitigate potential flood impacts on people, property, infrastructure and the environment through appropriate siting and design of development. • Major Urban Transport Routes – seeks to ensure the safe and efficient operation of and access to Major Urban Transport Routes for all road users. • Advertising near Signalised Intersections – ensure a safe road environment by reducing driver distraction at key points on the road. • Traffic Generating Development – seeks to ensure the safe and efficient operation of and access to Urban Transport Routes and Major Urban Transport Routes for all road users. • Prescribed Wells Area - Ensures sustainable water use in prescribed wells areas. This Overlay manages the use of water in this prescribed well area. • Regulated and Significant Tree - Mitigates the loss of regulated trees through appropriate development and redevelopment.

	Scope of Amendment
Amendment Outline	The Code Amendment seeks to vary policies within the Adelaide Park Lands Zone to support the return of the existing Aquatic Centre site to Park Lands and to develop an indoor recreation centre (Aquatic Centre) on the adjacent land.
Intended Policy	<p>Subject to the required investigations, this Code Amendment proposes to amend the Adelaide Park Lands Zone as follows:</p> <ul style="list-style-type: none"> • Delete policies that specifically refer to the Adelaide Aquatic Centre site that are no longer relevant • Introduce a new Subzone that provides policy guidance to the development of the new Adelaide Aquatic Centre (an indicative boundary is provided in Figure 2) • Introduce a Concept Plan that guides the development of the site such as through the identification of key access points, location of carparking, open space, and other features.

Figure 2 – Indicative Subzone Area

The indicative subzone area allows for development of a new Aquatic Centre with the same footprint as the existing, necessary upgrades to carpark/access and returning of the existing facility to Park Lands.



3. Strategic Planning Outcomes

Proposed Code Amendments occur within a state, regional and local strategic setting, which includes:

- State Planning Policies (SPPs)
- Regional Plans
- Other relevant strategic documents

3.1 Alignment with State Planning Policies

The State Planning Policies (SPPs) set out the State’s overarching goals and requirements for the planning system. Under section 66(3)(f) of the Act, the Code must comply with any principle prescribed by a SPP.

The Code Amendment should be initiated because the strategic planning outcomes sought to be achieved through the Code Amendment align with or seeks to implement the following SPPs:

State Planning Policy (SPP)	Code Amendment Alignment with SPPs
State Planning Policy 1 – Integrated Planning	
To apply the principles of integrated planning to shape cities and regions in a way that enhances our liveability, economic prosperity and sustainable future.	
1.1 An adequate supply of land (well serviced by infrastructure) is available that can accommodate housing and employment growth over the relevant forecast period.	The Code Amendment will support the development of an indoor recreation facility (aquatic centre) which will provide employment opportunities.
1.3 Plan growth in areas of the state that is connected to and integrated with, existing and proposed public transport routes, infrastructure, services and employment lands.	The Affected Area is well connected to existing transport routes. It is serviced by vehicles, public transport, cycling and walking networks and is centrally located.
1.6 Plan for strategic infrastructure that helps to shape the pattern of settlement in a way that enhances quality of life and supports long-term sustainability.	The Code Amendment will facilitate the development of an Aquatic Centre which is a strategically important piece of community infrastructure. There are few facilities located in Greater Adelaide and those that do exist are not able to provide the level of service proposed by this facility. An Aquatic Centre located within the City of Adelaide and Park Lands will draw users from a broad catchment and the infrastructure is important to community health and wellbeing.
State Planning Policy 2 – Design Quality	
To elevate the design quality of South Australia’s built environment and public realm.	

State Planning Policy (SPP)	Code Amendment Alignment with SPPs
2.1 Promote best practice in the design of buildings, places and the public realm by applying the principles of Good Design.	The Affected Area is within the Design Overlay which requires careful consideration of design.
2.2 Promote best practice in access and inclusion planning in the design of buildings and places by applying the principles of Universal Design (Figure 4), Crime Prevention Through Environmental Design and Access and Inclusion.	The Planning and Design Code includes a range of policies that support inclusive design. This is particularly important for a public building and will be central to the design approach.
2.14 Provide public open space that accommodates a range of passive, active and formal sporting opportunities at the state, regional and/or local level.	The Adelaide Park Lands Zone includes Desired Outcomes and Performance Outcomes that support a range of recreation and sporting facilities. The Code Amendment is seeking to create a policy environment that achieves these outcomes.
<p>State Planning Policy 4 – Biodiversity</p> <p>To maintain and improve our state’s biodiversity and its life supporting functions.</p>	
4.1 Minimise impacts of development on areas with recognised natural character and values, such as native vegetation and critical habitat so that critical life-supporting functions to our state can be maintained.	<p>The Adelaide Park Lands are recognised as an area of high biodiversity value within an urban park setting.</p> <p>The Planning and Design Code includes policies to protect habitat and native vegetation. The protection of trees is addressed through the Regulated and Significant Tree Overlay.</p>
4.4 Enhance the biodiversity of urban areas and townships through a connected and diverse network of green infrastructure systems along streetscapes, major watercourses, linear parks, open space, the coast and other strategic locations.	The Code Amendment will support development and seek to maintain the quality natural environment. The services of the Aquatic Centre will complement the open space and vice versa.
4.5 Where impacts to biodiversity cannot be avoided, these impacts should be minimised and where possible, offset.	The Code Amendment is sought to support development which result in development over part of the Park Lands. Development will seek to minimise the impact and returning the existing Aquatic Centre area to Park Land will assist in offsetting the development works.

State Planning Policy (SPP)	Code Amendment Alignment with SPPs
<p>State Planning Policy 7 – Cultural Heritage</p> <p>To protect and conserve heritage places and areas for the benefit of our present and future generations.</p>	
<p>7.1 The sensitive and respectful use of our culturally and historically significant places.</p>	<p>The Adelaide Park Lands are culturally and historically significant places with the development of the new Aquatic Centre to be sensitive to this. Development will integrate with and be respectful of the Adelaide Park Lands.</p>
<p>7.3 Recognise and protect places and areas of acknowledged heritage value for future generations.</p>	<p>The Code Amendment will recognise and protect the amenity and cultural features of the Park Lands.</p>
<p>7.4 The appropriate conservation, continuing use, and as appropriate, adaptive reuse of our heritage places and heritage areas of value to the community.</p>	<p>The Code Amendment will support development of a new Aquatic Centre within the Park Lands which will seek to achieve the conservation and continuing use of them as quality public spaces. The Park Lands positively contribute to the health and wellbeing of the community. The design process will include Traditional Owners, with Acknowledgment of Country' a driver in the project and projects within the City.</p>
<p>State Planning Policy 11 – Strategic Transport Infrastructure</p> <p>To integrate land use policies with existing and future transport infrastructure, services and functions to preserve and enhance safe, efficient and reliable connectivity for people and business.</p>	
<p>11.2 Development that maximises the use of current and planned investment in transport infrastructure, corridors, nodes and services</p>	<p>The development outcomes desired from the Code Amendment will utilise existing transport infrastructure and corridors. The development is well located to capitalise on multiple transport modes.</p>
<p>11.5 Encourage development that supports the increased use of a wider variety of transport modes, including public transport, walking and cycling, to facilitate a reduced reliance on private vehicle travel and promote beneficial community health outcomes.</p>	<p>The Affected Area is well serviced by the road network, public transport and accessible by bike and foot is highly beneficial. It will support achieving community health outcomes and reduce the reliance on private vehicles.</p>

3.2 Alignment with Regional Plans

As with the SPPs, the directions set out in Regional Plans provide the long term vision as well as setting the spatial patterns for future development in a region. This includes consideration of land use integration, transport infrastructure and the public realm.

The 30-Year Plan for Greater Adelaide is the relevant Regional Plan for this Code Amendment. This Plan includes six targets, underpinned by a range of policies that help to measure progress on delivering a new urban form. The targets are:

1. Containing our urban footprint and protecting our resources
2. More ways to get around
3. Getting active
4. Walkable neighbourhoods
5. A green liveable city
6. Greater housing choice.

The Code Amendment proposal will reinforce the objectives of the Plan and is considerate of the type of development and its locality.

Regional Plan Identified Priorities or Targets	Code Amendment Alignment with Regional Plan
<p>Adelaide City Centre</p> <p>P13. Strengthen the primacy of the Adelaide City centre as the cultural, entertainment, tourism and economic focus of Greater Adelaide. Enhance its role as the centre for peak legal, financial and banking services, specialty health and medical services, higher education, the arts, and high-quality specialty retailers</p>	<p>The Code Amendment will strengthen Adelaide City as the focus for entertainment, leisure and tourism within Greater Adelaide by supporting high quality recreation and sport facilities.</p>
<p>Design Quality</p> <p>P25. Encourage urban renewal projects that take an all-inclusive approach to development by including streetscapes, public realm, public art and infrastructure that supports the community and responds to climate change.</p> <p>P29. Encourage development that positively contributes to the public realm by ensuring compatibility with its surrounding context and provides active interfaces with streets and public open spaces.</p> <p>P30. Support the characteristics and identities of different neighbourhoods, suburbs and</p>	<p>The Code Amendment will facilitate the development of an Aquatic Centre to service the needs of a broad community. The new infrastructure will positively contribute to the public realm, engage with public open space and align with characteristics of its context. Design will consider context, location and place in order to appropriately reference and blend with the surrounding Park Lands and residential dwellings.</p>

Regional Plan Identified Priorities or Targets	Code Amendment Alignment with Regional Plan
<p>precincts by ensuring development considers context, location and place.</p>	
<p>Heritage</p> <p>P33. Recognise the value that communities place on heritage and ensure that new development is implemented sensitively and respectfully.</p> <p>P34. Ensure heritage places and areas of heritage value are appropriately identified and their conservation promoted.</p>	<p>The Adelaide Park Lands are of high heritage value and development will be sensitive and respectful to this value. The Code Amendment will aim to complement and reduce the impact on the Park Lands where possible with no changes to the objectives of the Park Lands Zone. The building footprint will be largely consistent with the existing Aquatic Centre and once the new one is completed the area occupied by the current will be returned as Park Lands.</p>
<p>Health Wellbeing and Inclusion</p> <p>P50. Provide diverse areas of quality public open space in neighbourhoods (especially in higher density areas) such as local parks, community gardens, playgrounds, greenways and sporting facilities to encourage active lifestyles and support access to nature within our urban environment.</p> <p>P53. Encourage the integration of green infrastructure in the public and private realms to support positive physical, mental and social health outcomes</p>	<p>The Code Amendment will support development of a new Aquatic Centre which will improve the provision of sport and recreation space which encourage an active lifestyle.</p> <p>The open space surrounding the Aquatic Centre will be designed to be engaging and to provide complementary areas for recreation.</p>
<p>Infrastructure</p> <p>P82. Coordinate and link strategic infrastructure across Greater Adelaide to ensure it meets the needs of a growing population with a changing demographic profile and supports a more productive economy.</p> <p>P 88. Design and locate community infrastructure to ensure safe, inclusive and convenient access for communities and individuals of all demographic groups and levels of ability.</p> <p>P89. Integrate and co-locate different community infrastructure and services in</p>	<p>The Code Amendment will allow for the provision of an Aquatic Centre which is strategically important infrastructure for community health and wellbeing. Behind the Marion Aquatic and Leisure Centre the Adelaide Aquatic Centre is next in the hierarchy of swimming and aquatic centres. With a shortage of pools across Greater Adelaide the Adelaide Aquatic Centre provides important services to a large community and network of people.</p> <p>With the existing facility at the end of its useful life, it is important there is a policy environment to support the development that is accessible to all and can service the community.</p>

Regional Plan Identified Priorities or Targets	Code Amendment Alignment with Regional Plan
community hubs to maximise their use and enhance their economic feasibility	
<p>Open Space, Sport and Recreation</p> <p>P101. Protect and improve the amenity, accessibility and usability of the Adelaide Park Lands to ensure they function as a highly valued open space green belt for the city and as a focal point for community activity.</p> <p>P102. Strategically locate sports and recreational facilities to cater for community needs.</p>	<p>The objective of the Code Amendment is to support the access and usage of the Adelaide Park Lands through the development of a new Aquatic Centre.</p> <p>The proposed location has been strategically considered and selected to meet community needs and balance existing open space.</p>
<p>Climate Change</p> <p>105. Deliver a more compact urban form to:</p> <ul style="list-style-type: none"> • protect valuable primary production land • reinforce the Hills Face Zone, character preservation districts and Environment and Food Production Areas • conserve areas of nature protection areas • safeguard the Mount Lofty Ranges Watershed • reduce vehicle travel and associated greenhouse gas emissions. <p>P111. Create a more liveable urban environment through establishing a network of greenways, bicycle boulevards, tree-lined streets and open spaces, which will have a cooling effect on nearby neighbourhoods and buildings.</p>	<p>Development of the new Aquatic Centre will maintain the footprint area of the existing Centre with a reduction of the carbon footprint a key feature of the new Centre. It will seek to maintain and consider area of natural value with the area occupied by the current facility to be returned as Park Lands.</p> <p>The surrounding network which connects the public to the Aquatic Centre will remain and the design will seek to complement and enhance the surrounding environment to reduce the impacts the Park Lands.</p>

3.3 Alignment with other Relevant Documents

Additional documents may relate to the broader land use intent within the scope of this proposed Code Amendment (or directly to the Affected Area) and therefore are identified for consideration in the preparation of the Code Amendment.

The following table identifies other documents relevant to the proposed Code Amendment:

Other Relevant Document	Code Amendment Alignment with Other Relevant Document
<p>City of Adelaide 2020-2024 Strategic Plan</p>	<p>The Adelaide City Council Strategic Plan is focused on the following strategic priorities:</p> <ul style="list-style-type: none"> • Ensure that Adelaide is globally recognised as an affordable and innovative place to do business. • Support the wellbeing of our communities. • Celebrate our city’s unique built, natural and cultural heritage. • Lead the way in climate action and manage water, waste, transport and greening in a sustainable way. • Transform the ways people move around and connect with each other. <p>The Code Amendment aligns with the strategic priorities of the City of Adelaide and will positively contribute to the wellbeing of the community. The development will showcase the city unique built form and heritage and support connection.</p>
<p>Adelaide Park Lands Management Strategy 2015-2025</p>	<p>The Adelaide Park Lands Management Strategy outlines the vision, themes and big moves to shape and transform the Park Lands precinct over a 10-year period. The themes are:</p> <ul style="list-style-type: none"> • Vibrancy – parks that are vibrant with activities and events • Connectivity – parks and places that are connected by paths and trails • Sustainability – parks where the natural environment is protected • Community gardens – places to grow food and a sense of community • Activation – parks with the facilities people need to stay longer and feel comfortable • Playspaces – places for people of all ages to play and have fun • Lighting – parks that are well lit for safe early morning and night time use • Public art – art for discovery, inspiration and play • Gardens and landscapes – a variety of gardens and landscapes • Valued park Lands – respect and celebrate the value and heritage of the Park Lands <p>Specific to Park 2 the document calls for the improvement in the facilities with an extension to the Bush Magic playspace, including expansion and better integration with the Aquatic Centre. With a</p>

Other Relevant Document	Code Amendment Alignment with Other Relevant Document
	<p>new fitness circuit proposed to link with the community courts and better access to the car park. These works will be undertaken by Council.</p> <p>Park 2 is characterised by sporting and recreation facilities within an attractive woodland setting. The Aquatic Centre is recognised as a state-wide sporting destination with Council upgrades to the surrounding Park Land area to optimise this and encourage people to the area for a variety of sport and recreation pursuits.</p>
<p>Adelaide Park Lands Authority 2020-2025 Strategic Plan</p>	<p>The Adelaide Parklands Authority Strategic Plan seeks to support the conservation and enhance the environmental, cultural, recreational and social importance of the Adelaide Park Lands. The four objectives outlined are:</p> <ul style="list-style-type: none"> • Culture – Promote the cultural values of the Park Lands including Kaurna culture, heritage and wellbeing. • Environment – improve community connection with the natural cultural landscape of the Park Lands. • Management and Protection – treat the Park Lands holistically with long term vision. • Advice – function as the peak advisory body for policy, development, heritage and management of the Park Lands.
<p>Office for Recreation, Sport and Racing Strategic Plan 2021-2025</p>	<p>The Office for Recreation, Sport and Racing’s Strategic Plan has an ambitious set of goals to get South Australian’s moving. The strategic goals in the document are as follows:</p> <ul style="list-style-type: none"> • Active Lives – movement, plan and performance is embedded into the daily lives of South Australians. • Places and Spaces – places and spaces that encourage and support movement, play and performance are accessible to all. • Sporting Excellence – provide a world class high performance daily training hub including leading-edge technologies. • Strategic Partnerships – community outcomes are delivered through strategic partnerships. • Business Performance – recognised as a respected organisation, delivering high quality services to support the achievement of our strategic goals. <p>The Code Amendment will contribute to achieving the Office for Recreation, Sport and Racing’s strategic goals by providing places</p>

Other Relevant Document	Code Amendment Alignment with Other Relevant Document
	and spaces that encourage and support movement. Further it will encourage South Australian's to obtain an active lifestyle.

3.4 Environment Protection and Biodiversity Conservation Act

'The Adelaide Park Lands and City Layout' was inscribed on the National Heritage List by the Commonwealth of Australia in a special gazettal on 7 November 2008. This included a description of the location and boundary and an assessment against significance criteria under Division 2 Section 10.01A (2) of the Environment, Protection and Biodiversity Regulations 2000 (Com).

The Park Lands and City Layout is the physical expression of the 1837 Adelaide Plan designed and laid out by Colonel William Light. It has endured as a recognised historical layout for over 170 years retaining key elements of the plan as follows:

- The layout of two distinct city areas separated by the Torrens.
- The encircling Park Lands.
- The six town squares.
- The grid pattern of major and minor roads.

This rezoning supports the continued operation of a recreation facility for the benefit of South Australians. It is the continuation of an existing use albeit on the adjacent land. The siting of buildings in the Affected Area will need to have careful consideration of the Park Lands setting and the separation of the urban setting from the park.

4. Investigations and Engagement

4.1 Investigations Already Undertaken

The table below identifies what investigations have already been undertaken in support of the proposed Code Amendment. Some preliminary investigations have been undertaken to inform the design of the proposed development. Further investigations are required to support the Code Amendment.

Investigation Undertaken	Summary of Scope of Investigations	Summary of Outcome of Recommendations
Aboriginal Heritage	<p>A search of the Register of Aboriginal Sites and Objects (the register) administered by the Department of the Premier and Cabinet, Aboriginal Affairs and Reconciliation (DPC-AAR) was undertaken for the site.</p> <p>The search results are included in Appendix C. The search indicated that the Central Archive which includes the register has no entries for Aboriginal sites within 50 m of the site.</p> <p>There is potential to encounter unknown/un-registered Aboriginal sites, objects and/or remains during construction.</p>	<p>Kurna Yerta Aboriginal Corporation will be engaged as part of the rezoning and development process.</p>
Traffic Analysis	<p>Assessment was undertaken to review the existing traffic conditions for traffic and transport access and a discussion of the advantages and disadvantages of each site option.</p>	<p>The traffic and transport assessment identified this site as the preferred location for the new Adelaide Aquatic Centre within Park 2.</p> <p>The site has access to the car park from Jeffcott Road, bus tops in Jeffcott Street south of Barton Terrace West and the footpath and cycling network.</p>
Preliminary Environment and Heritage Impact Assessment Report	<p>Provides an overview of the key aspects for consideration to progress a project to the next or subsequent phases. Further technical</p>	<p>Further investigations will be undertaken as part of the design and development stages of the Adelaide Aquatic Centre.</p>

Investigation Undertaken	Summary of Scope of Investigations	Summary of Outcome of Recommendations
	investigations will be undertaken in future project phases.	

4.2 Further Investigations Proposed

In addition to the investigations already undertaken and identified above, the table below outlines what additional investigations that will be undertaken to support the Code Amendment.

Further Investigations Proposed	Explanation of how the further investigations propose to address an identified issue or question
Traffic Impact Statement	To identify the impact of the proposed Code Amendment on the road network and the scope and timing of any road upgrades required to support future development (if any). Public transport, walking and cycling will also be investigated.
Design considerations	To identify any design and siting issues that should be considered in the Code Amendment and subzone policies.
Arborist Report	There is only one Significant Tree on the site which is located in the south east corner and not affected by the proposed new Aquatic Centre Subzone. An assessment of trees that are not regulated will be undertaken to inform the policy setting.
Infrastructure services Investigations	Existing utility infrastructure will be reviewed to ensure suitable infrastructure can be provided. SA Water and SAPN the focus.
Noise Assessment	Investigate the potential noise implications associated with the rezoning proposal, noting that a more detailed assessment would need to occur when a development application is lodged.

4.3 Engagement Already Undertaken

Extensive consultation has been undertaken through the Community Reference Group and general public engagement to identify the future location of the Aquatic Centre within Park 2. Three options were provided for the purposes of consultation.

A community consultation period was held between Tuesday 14 June 2022 and Sunday 10 July 2022. Engagement activities included the following:

- Online feedback form

- Social pinpoint platform, where the community could post a 'pin' on the online map of the parklands
- Pop-up information stand in the foyer at the current Adelaide Aquatic Centre. 367 individual conversations were held over a four-week period.
- Two drop-in sessions held at the Adelaide Inn at 160 O'Connell Street, North Adelaide, with a total of 25 attendants
- Invitation to contact the project team via email
- 12-member Community Reference Group (CRG) who reviewed all feedback received during the engagement period before providing recommendations to the State Government on the preferred location within Park 2.

Of three proposals considered, the south-west location was backed by 55% of the 989 respondents who provided feedback on the preferred site for a new facility. Only 20% of respondents preferred the south-east corner, 15% supported the north-east corner, and 10% indicated no preference. The Community Reference Group supported the south-west location.

A summary of the engagement is available on the DIT website with project updates regularly provide to keep the community up to date with the projects progress. Community and stakeholder engagement will play a key role in shaping this important piece of social infrastructure.

Taking into consideration the feedback and technical analysis, the site immediately south was selected.

4.4 Further Engagement Proposed

In addition to the engagement already undertaken we will engage in accordance with the Community Engagement Plan which is further detailed below. A range of opportunities will be provided for including door-knocking, face to face or online meetings, surveys and a range of other techniques.

The following stakeholders as well as community will be engaged through the consultation process:

Further Engagement Proposed
Members of Parliament
Kaurna Yerta Aboriginal Corporation Registered Native Title Body Corporate
Infrastructure Agencies (SA Water, SAPN)
Department of Trade and Investment (DTI)
Office for Recreation, Sport and Racing (ORSR)
Commonwealth Government regarding the Environment, Protection and Biodiversity Conservation Act (EPBC Act).
City of Adelaide, Kadaltilla /The Park Lands Authority and adjacent Councils

5. Code Amendment Process

5.1 Engagement Plan

The Code Amendment process will occur in accordance with the Community Engagement Charter and Practice Direction 2 – Consultation on the Preparation or Amendment of a Designated Instrument.

The Designated Entity will prepare an Engagement Plan prior to the commencement of engagement on the proposed Code Amendment. The Engagement Plan will include the following mandatory consultation requirements (which may be in addition to the engagement outlined in this Proposal to Initiate):

- the Local Government Association must be notified in writing of the proposed Code Amendment;
- if the Code Amendment has a specific impact on 1 or more particular pieces of land in a particular zone on subzone (rather than more generally), the Designated Entity must take reasonable steps to give a notice in accordance with Regulation 20 of the *Planning, Development and Infrastructure (General) Regulations 2017*, to:
 - the owners or occupiers of the land; and
 - owners or occupiers of each piece of adjacent land;
- consultation must also occur with any person or body specified by the State Planning Commission under section 73(6)(e) of the Act.

5.2 Engagement Report

Once engagement on the Code Amendment is complete, the Designated Entity will prepare an Engagement Report under section 73(7) of the Act.

The Designated Entity must ensure that a copy of the Engagement Report is furnished on the Minister and also published on the SA Planning Portal. This will occur in accordance with Practice Direction 2.

The Engagement Plan and the Engagement Report will also be considered by the State Planning Commission during the final stages of the Code Amendment process. The Commission will provide a report to the Environment, Resources and Development Committee of Parliament under section 74(3) of the Act. The Commission's report will provide information about the reason for the Code Amendment, the consultation undertaken on the Code Amendment and any other information considered relevant by the Commission.

5.3 Code Amendment Timetable

The Proponent (where it is also the Designated Entity) commits to undertaking the Code Amendment in line with the timeframe outlined Attachment B. If a timeframe is exceeded (or expected to be exceeded) the Proponent agrees to provide an amended timetable to the Department with an explanation of the delay, for approval by the Minister of an extension of time for the Code Amendment.

Attachment A- Map of Affected Area



Attachment B- Timetable for Code Amendment by Proponent

Step	Responsibility	Timeframe
Approval of the Proposal to Initiate		
Review of Proposal to Initiate to confirm all mandatory requirements are met (timeframe will be put on hold if further information is required). Referral to the Minister to request advice from the Commission	PLUS	2 weeks (includes lodgement and allocation + referral to Government Agencies within the first week)
Minister requests advice from the Commission.	Minister	2 weeks
Referral to Government Agencies for comment (where necessary)	PLUS, Relevant Government Agencies	+ 2 weeks
Consideration of Proposal to Initiate and advice to the Minister	Commission (Delegate)	3 weeks
	Commission	+ 3 weeks
Proposal to Initiate agreed to by the Minister	Minister	2 weeks
Preparation of the Code Amendment		
Engagement Plan Prepared. Investigations conducted; Code Amendment Report prepared The Drafting instructions and draft mapping provided to PLUS	Designated Entity	6 weeks
PLUS prepares Amendment Instructions and Mapping and provides to Council for consultation purposes	PLUS	1 week
Preparation of Materials for Consultation	Designated Entity	To be informed by Engagement Plan
Engagement on the Code Amendment		
Code Amendment Report released for public consultation in accordance with the Community Engagement Charter and the prepared Community Engagement Plan	Designated Entity	To be informed by Engagement Plan
Consideration of Engagement and Finalisation of Amendments		

Step	Responsibility	Timeframe
Submissions summarised; Amended drafting instructions provided, Engagement Report prepared and lodged with PLUS	Designated Entity	4 weeks
Assess the amendment and engagement. Prepare report to the Commission or delegate <i>Timeframe will be put on hold if further information is required, or if there are unresolved issues</i>	PLUS	4 weeks
Consideration of Advice	Commission (Delegate)	2 weeks (includes 1 week to process through Minister's office)
	Commission	+ 3 weeks
Decision Process		
Minister considers the Code Amendment Report and the Engagement Report and makes decision	Minister	3 weeks
Implementing the Amendment (operation of the Code Amendment)		
Go- Live- Publish on the PlanSA Portal	PLUS	2-4 weeks
Parliamentary Scrutiny		
Referral of approved Code Amendment to ERDC	PLUS	8 weeks

Attachment C – Adelaide Park Lands Zone (Policy Content)

Part 2 - Zones and Sub Zones

Adelaide Park Lands Zone

Assessment Provisions (AP)

Desired Outcome (DO)

Desired Outcome	
DO 1	A unique publicly accessible and well connected open space system, including the formal city squares, that creates a distinctive landscaped park setting for the City of Adelaide.
DO 2	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.

Performance Outcomes (PO) and Deemed to Satisfy (DTS) / Designated Performance Feature (DPF) Criteria

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Land Use and Intensity	
PO 1.1 A diverse range of open space, recreation and sporting activities.	DTS/DPF 1.1 Development comprises one or more of the following: <ul style="list-style-type: none"> (a) Advertisement (b) Conservation work (c) Outbuilding associated with open space maintenance (d) Recreation area (e) Shop (f) Special events (g) Sporting field or club facility (h) Structures associated with a public facility such as bike and vehicle parking, picnic / barbeque area, shelter and toilet.
PO 1.2 Shops in appropriate areas of the Adelaide Park Lands: <ul style="list-style-type: none"> (a) provide a range of goods and services for the users of activities in the Adelaide Park Lands and where such goods and services are not otherwise conveniently located and (b) positively contribute to Adelaide Park Lands activation and setting without being visually prominent. 	DTS/DPF 1.2 Shops: <ul style="list-style-type: none"> (a) are ancillary to a recreational use, club, sporting facility (b) do not exceed 50m² in gross leasable floor space and (c) do not increase the building footprint.
PO 1.3 Community, cultural, tourism, shop or licensed premises located adjacent to the southern bank of the River Torrens between Montefiore Road and King William Road.	DTS/DPF 1.3 None are applicable.
PO 1.4 Community, cultural and tourism uses in association with the Torrens Training Depot and Parade Ground.	DTS/DPF 1.4 None are applicable.

<p>PO 1.5</p> <p>Special events in suitable locations and recreation uses of a temporary or transient nature limiting their impacts on the open and natural character of the Adelaide Park Lands.</p>	<p>DTS/DPF 1.5</p> <p>None are applicable.</p>
<p>PO 1.6</p> <p>The adaptive reuse of existing buildings to improve the design quality and appearance of the building, minimise the need to increase the building footprint and positively contribute to the cultural value, amenity and activation of the Adelaide Park Lands.</p>	<p>DTS/DPF 1.6</p> <p>None are applicable.</p>
<p>PO 1.7</p> <p>New buildings seek to minimise the building footprint on the landscaped and open setting of the Adelaide Park Lands and should only be considered where:</p> <ul style="list-style-type: none"> (a) the development is the replacement of an existing building and does not increase the overall building footprint (b) the building design is contextual and of high-quality so that it complements its setting when viewed from all perspectives (c) provides complementary recreation, sporting or tourism facilities that could not otherwise have been provided in the zone <p>and</p> <ul style="list-style-type: none"> (d) the building is designed to be multi-purpose and can be used by more than one user group. 	<p>DTS/DPF 1.7</p> <p>None are applicable.</p>
<p>PO 1.8</p> <p>The redevelopment of existing buildings and structures within the following sites in a way that is ancillary and complementary to existing uses including:</p> <ul style="list-style-type: none"> (a) Adelaide Oval (b) Memorial Drive tennis precinct- formal sport related facilities (c) Torrens Lake - boating facilities (d) Adelaide High School - education and related facilities (e) National Wine Centre - tourism related facilities within the existing site boundaries (f) Adelaide Botanic Garden - restaurants, function facilities and passive recreation facilities (g) Adelaide Zoo - a range of tourism and visitor related facilities that add to the zoo as a key city attraction (h) Golf Course - club facilities and restaurants (i) West Terrace Cemetery - chapel, visitor and interpretative centre and operational facilities (j) North Adelaide Train Station - rail services facilities (k) Victoria Park Grandstand. 	<p>DTS/DPF 1.8</p> <p>None are applicable.</p>
<p>PO 1.9</p> <p>Development at the Adelaide Aquatic Centre site consolidates and replaces existing buildings with recreational sporting clubrooms, facilities and associated administrative functions.</p>	<p>DTS/DPF 1.9</p> <p>None are applicable.</p>
<p>PO 1.10</p> <p>Development of public infrastructure is appropriate:</p> <ul style="list-style-type: none"> (a) within existing roads, railway corridors or the O-Bahn corridor where it does not create any additional impact on the amenity of the Adelaide Park Lands (b) where it facilitates safe, connected pedestrian and cycle movement (c) where it facilitates the treatment and/or management of stormwater in a passive and natural landscaped setting. 	<p>DTS/DPF 1.10</p> <p>None are applicable.</p>
<p>Built Form and Character</p>	

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PO 2.1 A contextual design response that complements the open space function, natural and cultural character of the area and is suitably screened by landscaping.	DTS/DPF 2.1 None are applicable.
PO 2.2 Development includes lighting that positively contributes to public safety, activity and amenity within the Adelaide Park Lands.	DTS/DPF 2.2 None are applicable.
PO 2.3 Utility and supply services, holding tanks, sub-stations, power lines and other utility facilities that are unobtrusive and where practicable, placed underground.	DTS/DPF 2.3 None are applicable.
PO 2.4 Development sited and designed to minimise negative impacts on adjacent residential uses.	DTS/DPF 2.4 None are applicable.
Natural / Cultural Landscape Character	
PO 3.1 Development protects, enhances and improves public access to: (a) areas of special landscape character (such as formal gardens, significant stands of trees, and the like) and (b) areas and items of indigenous and post-colonial cultural significance.	DTS/DPF 3.1 None are applicable.
PO 3.2 Development recognises the Park Land's National Heritage Values.	DTS/DPF 3.2 None are applicable.
PO 3.3 Development maintains the visual distinction between the predominantly open landscape character of the Adelaide Park Lands and the built-form of adjacent Zones.	DTS/DPF 3.3 None are applicable.
PO 3.4 Development contributes to the return of alienated land to Adelaide Park Lands where practical.	DTS/DPF 3.4 None are applicable.
PO 3.5 Development sensitive to native biodiversity which incorporates ways to protect and improve biodiversity through its design and siting.	DTS/DPF 3.5 None are applicable.
PO 3.6 Development enhances natural creek channels and watercourses as a major landscape and stormwater management feature.	DTS/DPF 3.6 None are applicable.
Advertisements	
PO 4.1 Permanent advertisements or advertising hoardings only provide interpretive information or directions relating to features and facilities within the Adelaide Park Lands.	DTS/DPF 4.1 None are applicable.

<p>PO 4.2</p> <p>Temporary advertisements relating to a local event of a religious, educational, cultural, social or recreational character or to an event of a political character limited in size and number which do not detract from the open and natural character of the zone.</p>	<p>DTS/DPF 4.2</p> <p>Advertisements:</p> <p>(a) not exceeding 2m² on a building or site</p> <p>(b) not displayed more than 1 month prior to the event and 1 week after the event concludes except for an advertisement that relates to a federal, state or local government election and</p> <p>(c) do not:</p> <p>(i) move or flash</p> <p>(ii) reflect light so as to be an undue distraction to motorists</p> <p>(iii) use internal lighting or</p> <p>(iv) principally advertise brands or products.</p>			
<p>Movement, access and parking</p>				
<p>PO 5.1</p> <p>Development does not restrict public access to land within the zone and ensures the Adelaide Park Lands are universally accessible.</p>	<p>DTS/DPF 5.1</p> <p>None are applicable.</p>			
<p>PO 5.2</p> <p>Car parking in the Zone is limited to serving activities within the Adelaide Park Lands, and located close to existing road networks to minimise impact on the Adelaide Park Lands character.</p>	<p>DTS/DPF 5.2</p> <p>None are applicable.</p>			
<p>PO 5.3</p> <p>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.</p>	<p>DTS/DPF 5.3</p> <p>None are applicable.</p>			
<p>PO 5.4</p> <p>Public vehicle access limited to existing roads.</p>	<p>DTS/DPF 5.4</p> <p>None are applicable.</p>			
<p>Fencing</p>				
<p>PO 6.1</p> <p>Fencing is open so that Adelaide Park Lands character is maintained, and maintains public access.</p>	<p>DTS/DPF 6.1</p> <p>None are applicable.</p>			
<p>Concept Plans</p>				
<p>PO 7.1</p> <p>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 staging of development and provision of infrastructure.</p>	<p>DTS/DPF 7.1</p> <p>The site of the development is wholly located outside any relevant Concept Plan boundary. The following Concept Plans are relevant:</p> <table border="1" data-bbox="831 1599 1517 1695"> <thead> <tr> <th data-bbox="831 1599 1517 1628">Description</th> </tr> </thead> <tbody> <tr> <td data-bbox="831 1628 1517 1657">Concept Plan 79 - Primary Pedestrian Area</td> </tr> <tr> <td data-bbox="831 1657 1517 1695">Concept Plan 125 - City Riverbank - West</td> </tr> </tbody> </table> <p>In relation to DTS/DPF 7.1, in instances where:</p> <p>(a) one or more Concept Plan is returned, refer to Part 12 - Concept Plans in the Planning and Design Code to determine if a Concept Plan is relevant to the site of the proposed development. Note: multiple concept plans may be relevant.</p> <p>(b) in instances where 'no value' is returned, there is no relevant concept plan and DTS/DPF 7.1 is met.</p>	Description	Concept Plan 79 - Primary Pedestrian Area	Concept Plan 125 - City Riverbank - West
Description				
Concept Plan 79 - Primary Pedestrian Area				
Concept Plan 125 - City Riverbank - West				

Table 1 - Accepted Development Classification

The following table identifies Classes of Development that are classified as Accepted Development subject to meeting the Accepted Development Classification Criteria

Class of Development	Accepted Development
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	Classification Criteria
<p>Fence and retaining wall structure Except where any of the following apply:</p> <ul style="list-style-type: none"> • Coastal Areas Overlay • Hazards (Flooding) Overlay • Local Heritage Place Overlay • State Heritage Area Overlay • State Heritage Place Overlay 	<ol style="list-style-type: none"> 1. The retaining wall retains a difference in ground levels not exceeding 1.5 metres (measured from the lower of the 2 adjoining finished ground levels). 2. The total combined height of the fence and retaining wall structure is less than 3.3 metres in height (measured from the lower of the 2 adjoining finished ground levels) 3. The structure is located behind the building line of the associated dwelling and any dwelling on adjoining land. 4. The structure is not located on a secondary street boundary. 5. The development will not be located within the extents of the River Murray 1956 Flood Level as delineated by the SA Property and Planning Atlas
<p>Internal building work Except where any of the following apply:</p> <ul style="list-style-type: none"> • Local Heritage Place Overlay • State Heritage Area Overlay • State Heritage Place Overlay 	<ol style="list-style-type: none"> 1. There will be no increase in the total floor area of the building 2. Other than where located within the Historic Area Overlay there will be no alteration to the external appearance of the building to any significant degree 3. There will be no alteration to the external appearance of the building where located within the Historic Area Overlay.
<p>Partial demolition of a building or structure Except where any of the following apply:</p> <ul style="list-style-type: none"> • Historic Area Overlay • Local Heritage Place Overlay • State Heritage Area Overlay • State Heritage Place Overlay 	<p>None</p>
<p>Shade sail Except where any of the following apply:</p> <ul style="list-style-type: none"> • Future Local Road Widening Overlay • Future Road Widening Overlay • Historic Area Overlay • Local Heritage Place Overlay • State Heritage Area Overlay • State Heritage Place Overlay 	<ol style="list-style-type: none"> 1. The development will not be contrary to the regulations prescribed for the purposes of section 86 of the <i>Electricity Act 1996</i> 2. The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system 3. Shade sail consists of permeable material 4. The total area of the sail - does not exceed 40m² 5. No part of the shade sail will be: <ol style="list-style-type: none"> (a) 3m above ground or floor level (depending on where it is situated) at any place within 900mm of a boundary of the allotment (b) 5m above ground or floor level (depending on where it is situated) within any other part of the allotment 6. Primary street setback - at least as far back as the building line of the building to which it is ancillary 7. If any part of the sail will be situated on a boundary of the allotment, the length of sail along a boundary does not exceed 8m 8. In a case where any part of the sail or a supporting structure will be situated on a side boundary of the allotment - the length of the sail and any such supporting structure together with all relevant walls or structures located along the boundary will not exceed 45% of the length of the boundary 9. Does not involve the clearance of native vegetation 10. The development will not be located within the extents of the River Murray 1956 Flood Level as delineated by the SA Property and Planning Atlas.
<p>Solar photovoltaic panels (roof mounted) Except where any of the following apply:</p> <ul style="list-style-type: none"> • Local Heritage Place Overlay • State Heritage Area Overlay • State Heritage Place Overlay 	<ol style="list-style-type: none"> 1. The development will not be contrary to the regulations prescribed for the purposes of section 86 of the <i>Electricity Act 1996</i> 2. Panels are installed parallel to the roof of a building and with the underside surface of the panel not being more than 100mm above the surface of the roof 3. Panels and associated components do not overhang any part of the roof 4. Does not apply to system with a generating capacity of more than 5MW that is to be connected to the State's power system 5. If the building is in a Historic Area Overlay-no part of the system, when installed, will be able to be seen by a person standing at ground level in a public street.
<p>Temporary public service depot Except where any of the following apply:</p> <ul style="list-style-type: none"> • Hazards (Flooding) Overlay • Local Heritage Place Overlay • Major Urban Transport Routes Overlay • State Heritage Place Overlay • Traffic Generating Development Overlay • Urban Transport Routes Overlay 	<ol style="list-style-type: none"> 1. Occupies land for no longer than 3 months 2. Ensures litter and water are contained on site 3. Provides temporary security fencing around the perimeter of the site.
<p>Water tank (underground) Except where any of the following apply:</p> <ul style="list-style-type: none"> • Coastal Areas Overlay • Hazards (Acid Sulfate Soils) Overlay • Ramsar Wetlands Overlay 	<ol style="list-style-type: none"> 1. The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system 2. The tank (including any associated pump) is located wholly below the level of the ground 3. Does not involve the clearance of native vegetation.

Table 2 - Deemed-to-Satisfy Development Classification

The following table identifies Classes of Development that are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification

Criteria'. Provisions referred to in the table are Deemed-to-Satisfy Criteria. Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.

Class of Development	Deemed-to-Satisfy Development Classification Criteria			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
Advertisement Except where any of the following apply: <ul style="list-style-type: none"> • Character Preservation District Overlay • Heritage Adjacency Overlay • Historic Area Overlay • Local Heritage Place Overlay • Non-stop Corridor Overlay • Significant Landscape Protection Overlay • State Heritage Area Overlay • State Heritage Place Overlay 	Advertisements DTS/DPF 4.2	Advertisements [Appearance] DTS/DPF 1.1, DTS/DPF 1.2, DTS/DPF 1.3, DTS/DPF 1.4 Advertisements [Proliferation of Advertisements] DTS/DPF 2.3 Advertisements [Advertising Content] DTS/DPF 3.1 Advertisements [Amenity Impacts] DTS/DPF 4.1 Advertisements [Safety] DTS/DPF 5.1, DTS/DPF 5.2, DTS/DPF 5.3, DTS/DPF 5.4, DTS/DPF 5.5, DTS/DPF 5.6 Clearance from Overhead Powerlines DTS/DPF 1.1 Infrastructure and Renewable Energy Facilities [Wastewater Services] DTS/DPF 12.2	None	Advertising Near Signalised Intersections Overlay [Advertisements Near Signalised Intersections] DTS/DPF 1.1 Airport Building Heights (Aircraft Landing Areas) Overlay [Built Form] DTS/DPF 1.1 Airport Building Heights (Regulated) Overlay [Built Form] DTS/DPF 1.1 Building Near Airfields Overlay DTS/DPF 1.3 Defence Aviation Area Overlay [Built Form] DTS/DPF 1.1 Future Road Widening Overlay [Future Road Widening] DTS/DPF 1.1 Gateway Overlay [Advertisements] DTS/DPF 4.1 Native Vegetation Overlay [Environmental Protection] DTS/DPF 1.1 State Significant Native Vegetation Areas Overlay [Environmental Protection] DTS/DPF 1.1

Table 3 - Applicable Policies for Performance Assessed Development

The following table identifies the policies that are applicable to the assessment of the identified Class of Development. Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development. Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
Advertisement	Advertisements PO 4.1, PO 4.2	Advertisements [Appearance] PO 1.1, PO 1.2, PO 1.3, PO 1.4, PO 1.5 Advertisements [Proliferation of Advertisements] PO 2.1, PO 2.2, PO 2.3 Advertisements [Advertising Content] PO 3.1 Advertisements [Amenity Impacts] PO 4.1 Advertisements [Safety] PO 5.1, PO 5.2, PO 5.3, PO 5.4, PO 5.5, PO 5.6 Clearance from Overhead Powerlines PO 1.1 Infrastructure and Renewable	None	Advertising Near Signalised Intersections Overlay [Advertisements Near Signalised Intersections] PO 1.1 Airport Building Heights (Aircraft Landing Areas) Overlay [Built Form] PO 1.1 Airport Building Heights (Regulated) Overlay [Built Form] PO 1.1 Building Near Airfields Overlay PO 1.3 Character Area Overlay [All Development] PO 1.1 Character Area Overlay [Built Form] PO 2.1, PO 2.2, PO 2.5

		<p>Energy Facilities [Wastewater Services] PO 12.2</p>		<p>Character Area Overlay [Ancillary Development] PO 4.3</p> <p>Character Area Overlay [Context and Streetscape Amenity] PO 6.2</p> <p>Character Preservation District Overlay [Built Form and Character] PO 2.1, PO 2.2, PO 2.3</p> <p>Character Preservation District Overlay [Built Form and Character in the Rural Area] PO 3.1, PO 3.2, PO 3.3, PO 3.4, PO 3.5</p> <p>Character Preservation District Overlay [Earthworks] PO 4.1</p> <p>Coastal Flooding Overlay PO 1.1</p> <p>Defence Aviation Area Overlay [Built Form] PO 1.1</p> <p>Future Local Road Widening Overlay [Future Road Widening] PO 1.1</p> <p>Future Road Widening Overlay [Future Road Widening] PO 1.1</p> <p>Gateway Overlay [Advertisements] PO 4.1</p> <p>Hazards (Flooding) Overlay [Flood Resilience] PO 3.1, PO 3.2, PO 3.3</p> <p>Hazards (Flooding) Overlay [Environmental Protection] PO 4.2</p> <p>Heritage Adjacency Overlay [Built Form] PO 1.1</p> <p>Historic Area Overlay [All Development] PO 1.1</p> <p>Historic Area Overlay [Built Form] PO 2.1, PO 2.2, PO 2.3, PO 2.5</p> <p>Historic Area Overlay [Ancillary development] PO 4.3</p> <p>Historic Area Overlay [Context and Streetscape Amenity] PO 6.2</p> <p>Historic Area Overlay [Ruins] PO 8.1</p> <p>Local Heritage Place Overlay [Built Form] PO 1.1, PO 1.2, PO 1.3, PO 1.4, PO 1.5, PO 1.6, PO 1.7</p> <p>Local Heritage Place Overlay [Alterations and Additions] PO 2.1, PO 2.2</p> <p>Local Heritage Place Overlay [Ancillary Development] PO 3.3</p> <p>Native Vegetation Overlay [Environmental Protection] PO 1.1, PO 1.2, PO 1.4</p> <p>Non-Stop Corridors Overlay [Non-Stop Corridor Overlay] PO 1.1</p> <p>Scenic Quality Overlay [Land Use and Intensity] PO 1.1</p> <p>Scenic Quality Overlay [Built Form</p>
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				<p>and Character] PO 2.1</p> <p>Significant Landscape Protection Overlay [Land Use and Intensity] PO 1.1</p> <p>Significant Landscape Protection Overlay [Built Form and Character] PO 2.1, PO 2.2</p> <p>Significant Landscape Protection Overlay [Landscaping] PO 3.1</p> <p>Significant Landscape Protection Overlay [Earthworks] PO 4.1</p> <p>State Heritage Area Overlay [Built Form] PO 1.1, PO 1.2, PO 1.3, PO 1.4, PO 1.5</p> <p>State Heritage Area Overlay [Ancillary Development] PO 3.3</p> <p>State Heritage Area Overlay [Landscape Context and Streetscape Amenity] PO 5.1</p> <p>State Heritage Place Overlay [Built Form] PO 1.1, PO 1.2, PO 1.3, PO 1.4, PO 1.5, PO 1.6</p> <p>State Heritage Place Overlay [Ancillary Development] PO 3.3</p> <p>State Heritage Place Overlay [Landscape Context and Streetscape Amenity] PO 5.1</p> <p>State Significant Native Vegetation Areas Overlay [Environmental Protection] PO 1.1</p>
Demolition	None	None	None	<p>Historic Area Overlay [All Development] PO 1.1</p> <p>Historic Area Overlay [Demolition] PO 7.1, PO 7.2, PO 7.3</p> <p>Historic Area Overlay [Ruins] PO 8.1</p> <p>Local Heritage Place Overlay [Landscape Context and Streetscape Amenity] PO 5.1</p> <p>Local Heritage Place Overlay [Demolition] PO 6.1, PO 6.2</p> <p>Local Heritage Place Overlay [Conservation Works] PO 7.1</p> <p>State Heritage Area Overlay [Landscape Context and Streetscape Amenity] PO 5.1</p> <p>State Heritage Area Overlay [Demolition] PO 6.1</p> <p>State Heritage Area Overlay [Conservation Works] PO 7.1</p> <p>State Heritage Place Overlay [Landscape Context and Streetscape Amenity] PO 5.1</p> <p>State Heritage Place Overlay [Demolition] PO 6.1</p> <p>State Heritage Place Overlay</p>

<p>Shop</p> <p>Land Use and Intensity PO 1.1, PO 1.2, PO 1.3, PO 1.6, PO 1.7, PO 1.8</p> <p>Built Form and Character PO 2.1, PO 2.2, PO 2.4</p> <p>Natural / Cultural Landscape Character PO 3.1, PO 3.2, PO 3.3, PO 3.4, PO 3.5, PO 3.6</p> <p>Movement, access and parking PO 5.1, PO 5.2, PO 5.3, PO 5.4</p> <p>Concept Plans PO 7.1</p>	<p>Clearance from Overhead Powerlines PO 1.1</p> <p>Design in Urban Areas [All Development [External Appearance]] PO 1.1, PO 1.2, PO 1.3, PO 1.4, PO 1.5</p> <p>Design in Urban Areas [All Development [Safety]] PO 2.1, PO 2.2, PO 2.3, PO 2.4, PO 2.5</p> <p>Design in Urban Areas [All Development [Landscaping]] PO 3.1</p> <p>Design in Urban Areas [All Development [Environmental Performance]] PO 4.1, PO 4.2, PO 4.3</p> <p>Design in Urban Areas [All Development [On-site Waste Treatment Systems]] PO 6.1</p> <p>Design in Urban Areas [All Development [Car parking appearance]] PO 7.1, PO 7.2, PO 7.3, PO 7.4, PO 7.5, PO 7.6, PO 7.7</p> <p>Design in Urban Areas [All Development [Earthworks and sloping land]] PO 8.1, PO 8.2, PO 8.3, PO 8.4, PO 8.5</p> <p>Design in Urban Areas [All Development [Overlooking / Visual Privacy (low rise buildings)]] PO 10.1, PO 10.2</p> <p>Design in Urban Areas [All Development [Site Facilities / Waste Storage (excluding low rise residential development)]] PO 11.1, PO 11.2, PO 11.3, PO 11.4, PO 11.5</p> <p>Design in Urban Areas [All Development - Medium and High Rise [External Appearance]] PO 12.1, PO 12.2, PO 12.3, PO 12.4, PO 12.5, PO 12.6, PO 12.7, PO 12.8</p> <p>Design in Urban Areas [All Development - Medium and High Rise [Landscaping]] PO 13.1, PO 13.2, PO 13.3, PO 13.4</p> <p>Design in Urban Areas [All Development - Medium and High Rise [Environmental]] PO 14.1, PO 14.2, PO 14.3</p> <p>Design in Urban Areas [All Development - Medium and High Rise [Car Parking]] PO 15.1, PO 15.2</p> <p>Design in Urban Areas [All Development - Medium and High Rise [Overlooking/Visual Privacy]] PO 16.1</p> <p>Design in Urban Areas [All non-residential development [Water Sensitive Design]] PO 42.1, PO 42.2, PO 42.3</p> <p>Design in Urban Areas [All non-residential development [Wash-down and Waste Loading and Unloading]] PO 43.1</p> <p>Design in Urban Areas [Laneway Development [Infrastructure and Access]]</p>	<p>None</p>	<p>[Conservation Works] PO 7.1</p> <p>Airport Building Heights (Aircraft Landing Areas) Overlay [Built Form] PO 1.1</p> <p>Airport Building Heights (Regulated) Overlay [Built Form] PO 1.1</p> <p>Building Near Airfields Overlay PO 1.1, PO 1.2, PO 1.3</p> <p>Character Area Overlay [All Development] PO 1.1</p> <p>Character Area Overlay [Built Form] PO 2.1, PO 2.2, PO 2.3, PO 2.4, PO 2.5</p> <p>Character Area Overlay [Alterations and Additions] PO 3.1</p> <p>Character Area Overlay [Context and Streetscape Amenity] PO 6.1, PO 6.2</p> <p>Character Preservation District Overlay [Built Form and Character] PO 2.1, PO 2.2, PO 2.3</p> <p>Character Preservation District Overlay [Built Form and Character in the Rural Area] PO 3.1, PO 3.2, PO 3.3, PO 3.4, PO 3.5, PO 3.6</p> <p>Character Preservation District Overlay [Earthworks] PO 4.1</p> <p>Coastal Areas Overlay [Hazard Risk Minimisation] PO 2.1, PO 2.2, PO 2.3, PO 2.4</p> <p>Coastal Areas Overlay [Coast Protection Works] PO 3.1, PO 3.2</p> <p>Coastal Areas Overlay [Environment Protection] PO 4.1, PO 4.2, PO 4.3, PO 4.4, PO 4.5, PO 4.6, PO 4.7</p> <p>Coastal Areas Overlay [Access] PO 5.1, PO 5.2, PO 5.4</p> <p>Coastal Flooding Overlay PO 1.1</p> <p>Defence Aviation Area Overlay [Built Form] PO 1.1, PO 1.2</p> <p>Design Overlay [General] PO 1.1</p> <p>Future Local Road Widening Overlay [Future Road Widening] PO 1.1</p> <p>Future Road Widening Overlay [Future Road Widening] PO 1.1</p> <p>Gas and Liquid Petroleum Pipelines Overlay [Land Use and Intensity] PO 1.1</p> <p>Gas and Liquid Petroleum Pipelines (Facilities) Overlay [Safety] PO 1.1</p> <p>Gateway Overlay [Built Form and Character] PO 1.1, PO 1.2, PO 1.3</p> <p>Gateway Overlay [Landscaping] PO 3.1, PO 3.2, PO 3.3, PO 3.4</p> <p>Hazards (Acid Sulfate Soils) Overlay [Land Use and Intensity]</p>
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		<p>PO 44.1</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services] PO 12.2</p> <p>Interface between Land Uses [Hours of Operation] PO 2.1</p> <p>Interface between Land Uses [Overshadowing] PO 3.1, PO 3.2, PO 3.3</p> <p>Interface between Land Uses [Activities Generating Noise or Vibration] PO 4.1, PO 4.2, PO 4.5, PO 4.6</p> <p>Interface between Land Uses [Air Quality] PO 5.2</p> <p>Interface between Land Uses [Light Spill] PO 6.1</p> <p>Interface between Land Uses [Solar Reflectivity / Glare] PO 7.1</p> <p>Out of Activity Centre Development PO 1.1, PO 1.2</p> <p>Site Contamination PO 1.1</p> <p>Transport, Access and Parking [Movement Systems] PO 1.4</p> <p>Transport, Access and Parking [Sightlines] PO 2.1, PO 2.2</p> <p>Transport, Access and Parking [Vehicle Access] PO 3.1, PO 3.2, PO 3.3, PO 3.4, PO 3.5, PO 3.6, PO 3.7, PO 3.8, PO 3.9</p> <p>Transport, Access and Parking [Access for People with Disabilities] PO 4.1</p> <p>Transport, Access and Parking [Vehicle Parking Rates] PO 5.1</p> <p>Transport, Access and Parking [Vehicle Parking Areas] PO 6.1, PO 6.2, PO 6.3, PO 6.4, PO 6.5, PO 6.6</p> <p>Transport, Access and Parking [Undercroft and Below Ground Garaging and Parking of Vehicles] PO 7.1</p> <p>Transport, Access and Parking [Bicycle Parking in Designated Areas] PO 9.1, PO 9.2, PO 9.3</p> <p>Transport, Access and Parking [Corner Cut-Offs] PO 10.1</p>		<p>PO 1.1</p> <p>Hazards (Bushfire - General Risk) Overlay [Siting] PO 1.1</p> <p>Hazards (Bushfire - General Risk) Overlay [Built Form] PO 2.1, PO 2.2</p> <p>Hazards (Bushfire - General Risk) Overlay [Vehicle Access – Roads, Driveways and Fire Tracks] PO 5.1, PO 5.2, PO 5.3</p> <p>Hazards (Bushfire - High Risk) Overlay [Land Use] PO 1.1</p> <p>Hazards (Bushfire - High Risk) Overlay [Siting] PO 2.1</p> <p>Hazards (Bushfire - High Risk) Overlay [Built Form] PO 3.1, PO 3.2</p> <p>Hazards (Bushfire - High Risk) Overlay [Vehicle Access –Roads, Driveways and Fire Tracks] PO 6.1, PO 6.2, PO 6.3</p> <p>Hazards (Bushfire - Medium Risk) Overlay [Siting] PO 1.1</p> <p>Hazards (Bushfire - Medium Risk) Overlay [Built Form] PO 2.1, PO 2.2</p> <p>Hazards (Bushfire - Medium Risk) Overlay [Vehicle Access –Roads, Driveways and Fire Tracks] PO 5.1, PO 5.2, PO 5.3</p> <p>Hazards (Bushfire - Outback) Overlay [Vehicle Access - Roads and Driveways] PO 2.1, PO 2.2</p> <p>Hazards (Bushfire - Regional) Overlay [Siting] PO 1.1</p> <p>Hazards (Bushfire - Regional) Overlay [Built Form] PO 2.1, PO 2.2</p> <p>Hazards (Bushfire - Regional) Overlay [Vehicle Access -Roads and Driveways] PO 5.1, PO 5.2, PO 5.3</p> <p>Hazards (Flooding) Overlay [Flood Resilience] PO 3.1, PO 3.2, PO 3.3, PO 3.4, PO 3.5</p> <p>Hazards (Flooding) Overlay [Environmental Protection] PO 4.1, PO 4.2</p> <p>Hazards (Flooding) Overlay [Site Earthworks] PO 5.1, PO 5.2</p> <p>Hazards (Flooding) Overlay [Access] PO 6.1, PO 6.2</p> <p>Hazards (Flooding – General) Overlay [Flood Resilience] PO 2.1</p> <p>Hazards (Flooding – General) Overlay [Environmental Protection] PO 3.1</p> <p>Hazards (Flooding - Evidence Required) Overlay [Flood Resilience] PO 1.1</p> <p>Heritage Adjacency Overlay [Built Form] PO 1.1</p>
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				<p>Historic Area Overlay [All Development] PO 1.1</p> <p>Historic Area Overlay [Built Form] PO 2.1, PO 2.2, PO 2.3, PO 2.4, PO 2.5</p> <p>Historic Area Overlay [Context and Streetscape Amenity] PO 6.1, PO 6.2</p> <p>Historic Area Overlay [Ruins] PO 8.1</p> <p>Historic Shipwrecks Overlay [General] PO 1.1</p> <p>Key Outback and Rural Routes Overlay [Access - Safe Entry and Exit (Traffic Flow)] PO 1.1</p> <p>Key Outback and Rural Routes Overlay [Access - On-Site Queuing] PO 2.1</p> <p>Key Outback and Rural Routes Overlay [Access - Existing Access Points] PO 3.1</p> <p>Key Outback and Rural Routes Overlay [Access - Location (Spacing)] PO 4.1</p> <p>Key Outback and Rural Routes Overlay [Access - Location (Sight Lines)] PO 5.1</p> <p>Key Outback and Rural Routes Overlay [Access - Mud and Debris] PO 6.1</p> <p>Key Outback and Rural Routes Overlay [Access - Stormwater] PO 7.1</p> <p>Key Outback and Rural Routes Overlay [Public Road Junctions] PO 8.1</p> <p>Key Railway Crossings Overlay [Access, Design and Function] PO 1.1</p> <p>Limited Dwelling Overlay PO 1.1</p> <p>Local Heritage Place Overlay [Built Form] PO 1.1, PO 1.2, PO 1.3, PO 1.4, PO 1.5, PO 1.6, PO 1.7</p> <p>Local Heritage Place Overlay [Landscape Context and Streetscape Amenity] PO 5.1</p> <p>Local Heritage Place Overlay [Conservation Works] PO 7.1</p> <p>Major Urban Transport Routes Overlay [Access - Safe Entry and Exit (Traffic Flow)] PO 1.1</p> <p>Major Urban Transport Routes Overlay [Access - On-Site Queuing] PO 2.1</p> <p>Major Urban Transport Routes Overlay [Access - Location (Spacing) - Existing Access Points] PO 3.1</p> <p>Major Urban Transport Routes Overlay [Access - Location (Spacing) - New Access Points] PO 4.1</p> <p>Major Urban Transport Routes Overlay [Access - Location (Sight</p>
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				<p>Lines)) PO 5.1</p> <p>Major Urban Transport Routes Overlay [Access - Mud and Debris] PO 6.1</p> <p>Major Urban Transport Routes Overlay [Access - Stormwater] PO 7.1</p> <p>Major Urban Transport Routes Overlay [Building on Road Reserve] PO 8.1</p> <p>Major Urban Transport Routes Overlay [Public Road Junctions] PO 9.1</p> <p>Major Urban Transport Routes Overlay [Corner Cut-Offs] PO 10.1</p> <p>Mount Lofty Ranges Water Supply Catchment (Area 1) Overlay [Water Quality] PO 1.1</p> <p>Mount Lofty Ranges Water Supply Catchment (Area 1) Overlay [Wastewater] PO 2.1, PO 2.2, PO 2.3, PO 2.4</p> <p>Mount Lofty Ranges Water Supply Catchment (Area 1) Overlay [Stormwater] PO 3.1, PO 3.2, PO 3.3, PO 3.9</p> <p>Mount Lofty Ranges Water Supply Catchment (Area 1) Overlay [Landscapes and Natural Features] PO 4.1</p> <p>Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay [Water Quality] PO 1.1</p> <p>Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay [Wastewater] PO 2.1, PO 2.3, PO 2.4, PO 2.5</p> <p>Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay [Stormwater] PO 3.1, PO 3.2, PO 3.3, PO 3.9</p> <p>Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay [Landscapes and Natural Features] PO 4.1</p> <p>Native Vegetation Overlay [Environmental Protection] PO 1.1, PO 1.2, PO 1.4</p> <p>Non-Stop Corridors Overlay [Non-Stop Corridor Overlay] PO 1.1</p> <p>Resource Extraction Protection Area Overlay [Protection of Strategic Resources] PO 1.1</p> <p>River Murray Flood Plain Protection Area Overlay [Wastewater] PO 1.1</p> <p>River Murray Flood Plain Protection Area Overlay [Built Form and Character] PO 4.1, PO 4.3</p> <p>River Murray Flood Plain Protection Area Overlay [Flood Resilience] PO 5.1, PO 5.2</p> <p>River Murray Flood Plain Protection Area Overlay [Environmental Protection] PO 6.1, PO 6.2, PO 6.3</p>
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				<p>River Murray Flood Plain Protection Area Overlay [Access] PO 7.1, PO 7.2, PO 7.3</p> <p>Scenic Quality Overlay [Land Use and Intensity] PO 1.1</p> <p>Scenic Quality Overlay [Built Form and Character] PO 2.1</p> <p>Scenic Quality Overlay [Landscaping] PO 3.1</p> <p>Scenic Quality Overlay [Earthworks] PO 4.1</p> <p>Significant Interface Management Overlay [Land Use and Intensity] PO 1.1</p> <p>Significant Landscape Protection Overlay [Land Use and Intensity] PO 1.1</p> <p>Significant Landscape Protection Overlay [Built Form and Character] PO 2.1, PO 2.2</p> <p>Significant Landscape Protection Overlay [Landscaping] PO 3.1</p> <p>Significant Landscape Protection Overlay [Earthworks] PO 4.1</p> <p>State Heritage Area Overlay [Built Form] PO 1.1, PO 1.2, PO 1.3, PO 1.4, PO 1.5</p> <p>State Heritage Area Overlay [Landscape Context and Streetscape Amenity] PO 5.1</p> <p>State Heritage Area Overlay [Conservation Works] PO 7.1</p> <p>State Heritage Place Overlay [Built Form] PO 1.1, PO 1.2, PO 1.3, PO 1.4, PO 1.5, PO 1.6, PO 1.7</p> <p>State Heritage Place Overlay [Landscape Context and Streetscape Amenity] PO 5.1</p> <p>State Heritage Place Overlay [Conservation Works] PO 7.1</p> <p>State Significant Native Vegetation Areas Overlay [Environmental Protection] PO 1.1</p> <p>Traffic Generating Development Overlay [Traffic Generating Development] PO 1.1, PO 1.2, PO 1.3</p> <p>Urban Transport Routes Overlay [Access - Safe Entry and Exit (Traffic Flow)] PO 1.1</p> <p>Urban Transport Routes Overlay [Access - On-Site Queuing] PO 2.1</p> <p>Urban Transport Routes Overlay [Access - (Location Spacing) - Existing Access Point] PO 3.1</p> <p>Urban Transport Routes Overlay [Access - Location (Spacing) - New Access Points] PO 4.1</p>
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				Urban Transport Routes Overlay [Access - Location (Sight Lines)] PO 5.1 Urban Transport Routes Overlay [Access – Mud and Debris] PO 6.1 Urban Transport Routes Overlay [Access - Stormwater] PO 7.1 Urban Transport Routes Overlay [Building on Road Reserve] PO 8.1 Urban Transport Routes Overlay [Public Road Junctions] PO 9.1 Urban Transport Routes Overlay [Corner Cut-Offs] PO 10.1 Water Resources Overlay [Water Catchment] PO 1.1, PO 1.2, PO 1.5, PO 1.6, PO 1.7, PO 1.8
Tree-damaging activity	None	None	None	Local Heritage Place Overlay [Landscape Context and Streetscape Amenity] PO 5.1 Regulated and Significant Tree Overlay [Tree Retention and Health] PO 1.1, PO 1.2, PO 1.3, PO 1.4 Regulated and Significant Tree Overlay [Ground work affecting trees] PO 2.1 Regulated and Significant Tree Overlay [Land Division] PO 3.1 State Heritage Area Overlay [Landscape Context and Streetscape Amenity] PO 5.1 State Heritage Place Overlay [Landscape Context and Streetscape Amenity] PO 5.1
All other Code Assessed Development	All	All	All	Any relevant Overlay: All

Table 4 - Restricted Development Classification

The following table identifies Classes of Development that are classified as Restricted subject to any 'Exclusions'.

Class of Development	Exclusions
None specified	None

Table 5 - Procedural Matters (PM) - Notification

The following table identifies, pursuant to section 107(6) of the *Planning, Development and Infrastructure Act 2016*, classes of performance assessed development that are excluded from notification. The table also identifies any exemptions to the placement of notices when notification is required.

Interpretation

Notification tables exclude the classes of development listed in Column A from notification provided that they do not fall within a corresponding exclusion prescribed in Column B.

Where a development or an element of a development falls within more than one class of development listed in Column A, it will be excluded from notification if it is excluded (in its entirety) under any of those classes of development. It need not be excluded under all applicable classes of development.

Where a development involves multiple performance assessed elements, all performance assessed elements will require notification (regardless

of whether one or more elements are excluded in the applicable notification table) unless every performance assessed element of the application is excluded in the applicable notification table, in which case the application will not require notification.

Class of Development (Column A)	Exceptions (Column B)
<p>1. Development which, in the opinion of the relevant authority, is of a minor nature only and will not unreasonably impact on the owners or occupiers of land in the locality of the site of the development.</p>	<p>None specified.</p>
<p>2. Any kind of development where the site of the development is not adjacent land to a site (or land) used for residential purposes in a neighbourhood-type zone.</p>	<p>Except any of the following:</p> <ol style="list-style-type: none"> 1. the demolition of a State or Local Heritage Place 2. the demolition of a building (except an ancillary building) in a Historic Area Overlay.
<p>3. Any development involving any of the following (or of any combination of any of the following):</p> <ul style="list-style-type: none"> (a) advertisement (b) conservation work (c) fence (d) internal building work (e) outbuilding associated with open space maintenance (f) recreation area (g) retaining wall (h) shade sail (i) solar photovoltaic panels (roof mounted) (j) special events (k) sporting field or club facility (l) structures associated with a public facility such as bike and vehicle parking, picnic / barbeque area, shelter and toilet (m) temporary public service depot (n) water tank. 	<p>None specified.</p>
<p>4. Demolition.</p>	<p>Except any of the following:</p> <ol style="list-style-type: none"> 1. the demolition of a State or Local Heritage Place 2. the demolition of a building (except an ancillary building) in a Historic Area Overlay.
<p>5. Shop.</p>	<p>Except shop that does not satisfy Adelaide Park Lands Zone DTS/DPF 1.2.</p>

Placement of Notices - Exemptions for Performance Assessed Development

None specified.

Placement of Notices - Exemptions for Restricted Development

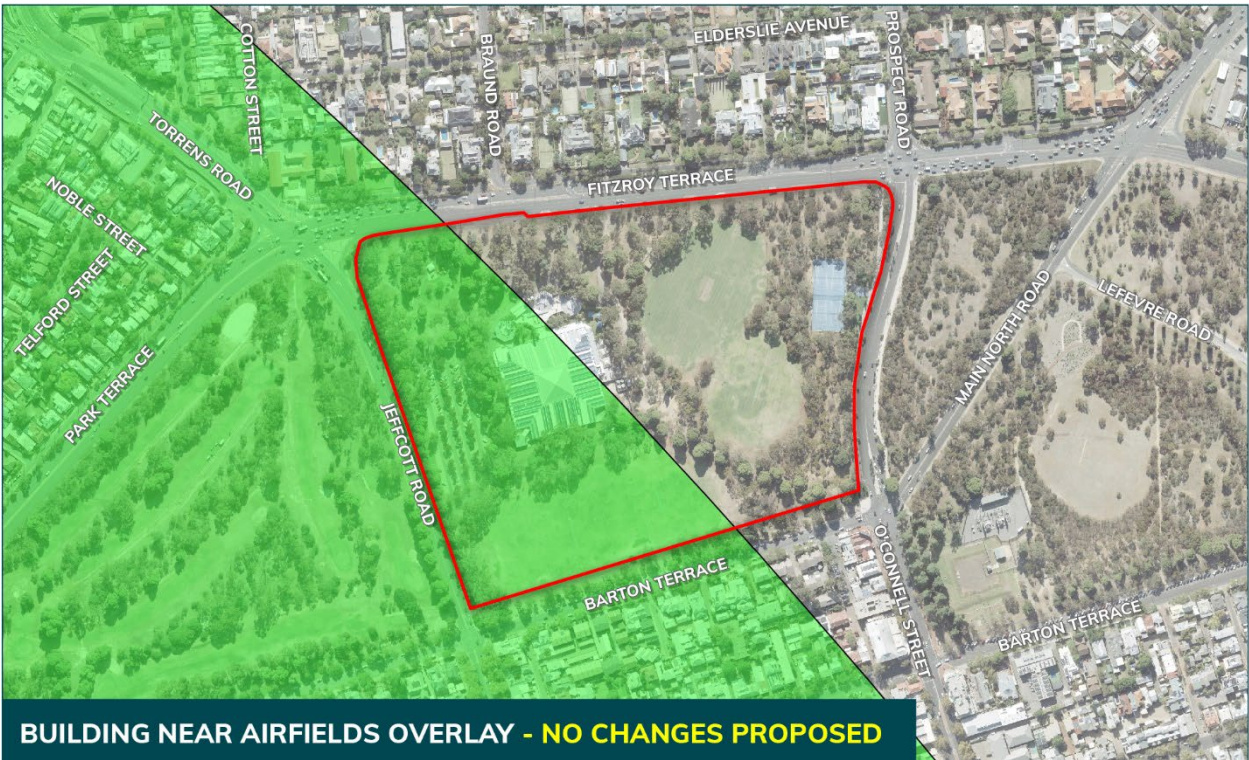
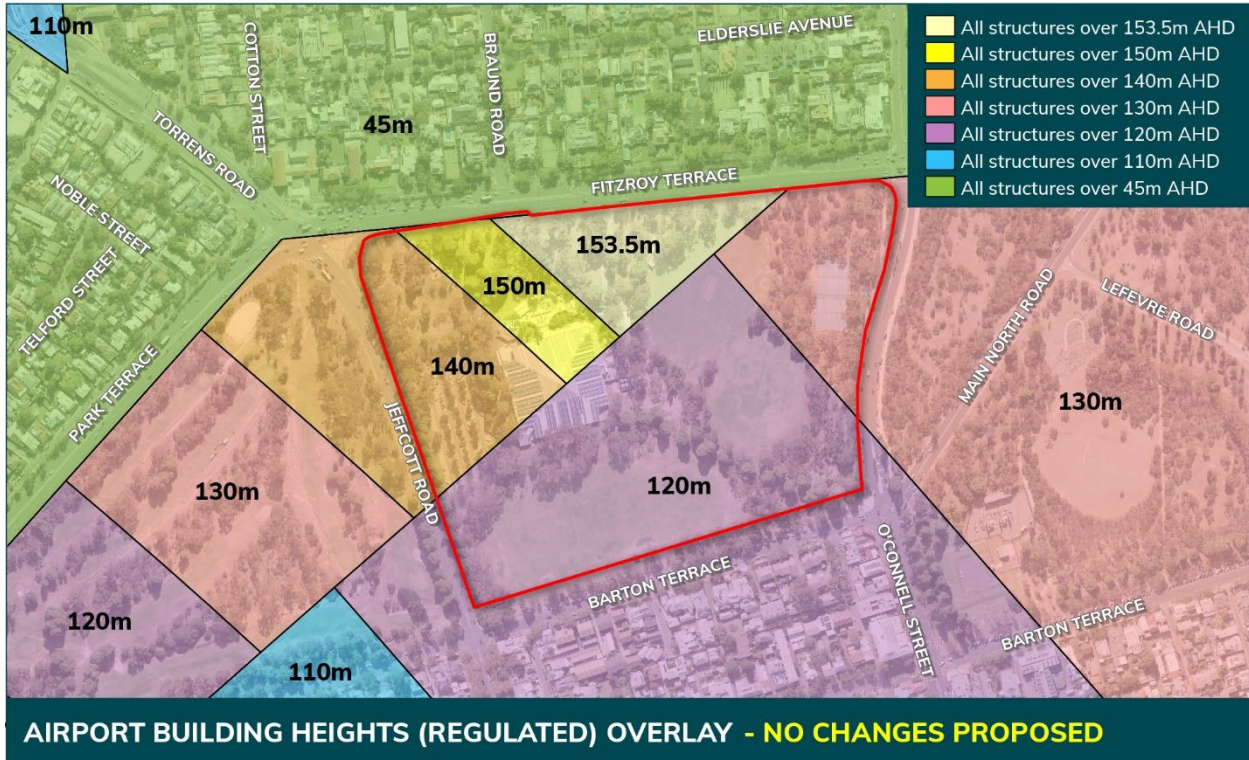
None specified.

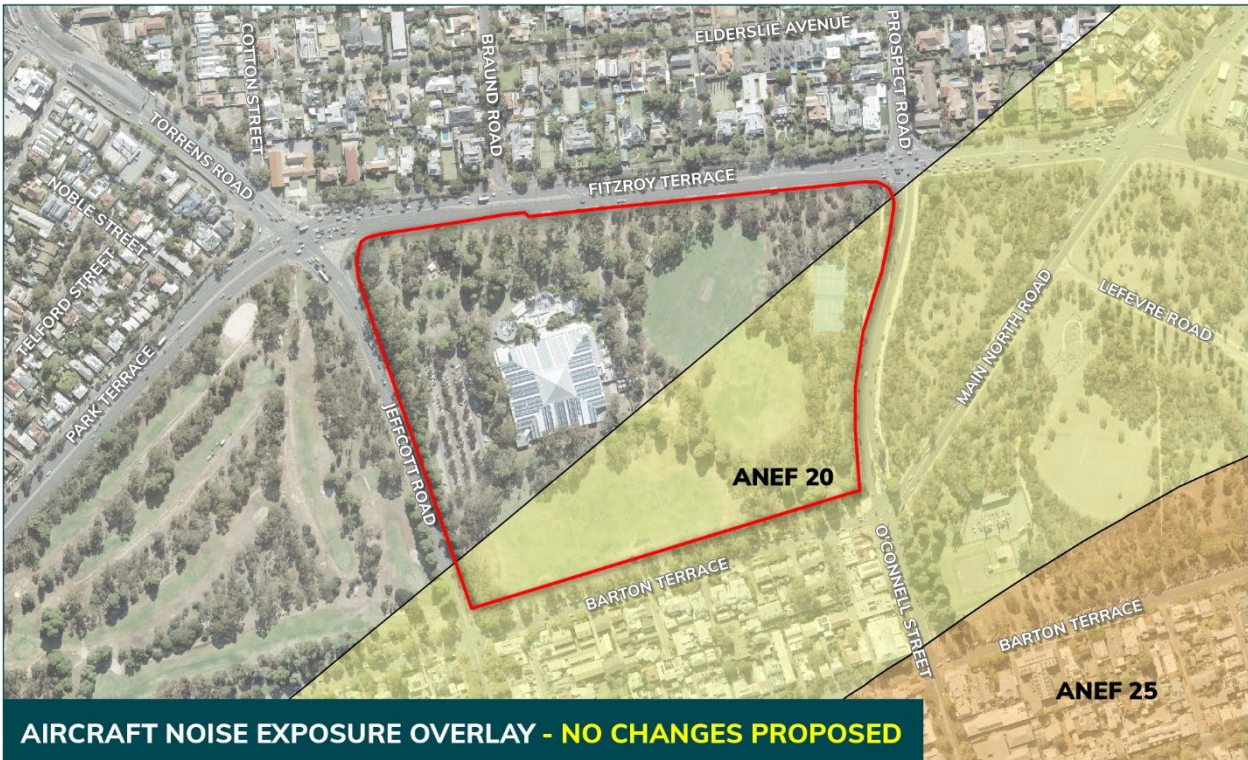
Attachment D – Zoning and Overlay Maps



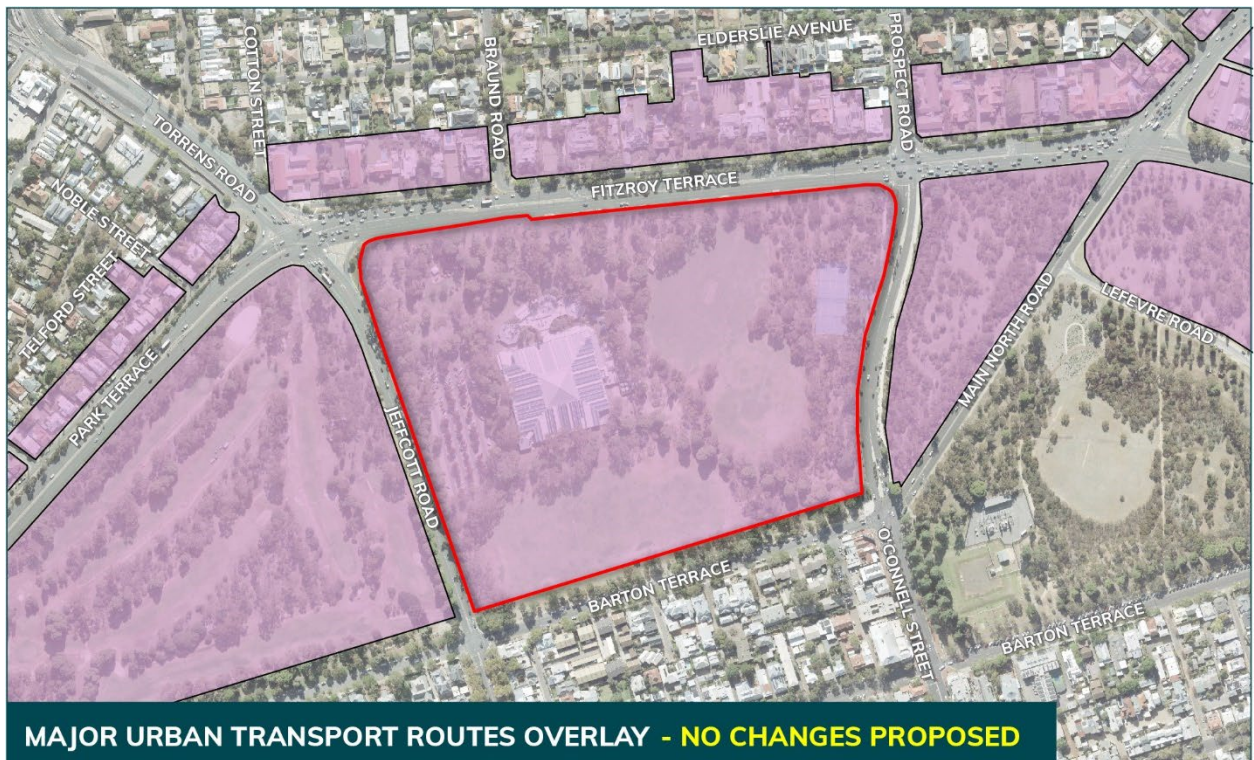














Attachment E – ActiveXchange Insights

ActiveXchange were engaged to undertake an infrastructure planning report on the facility and model the social value of the facility. The reports provide an insight into the supply and demand relative to the Adelaide Aquatic Centre and the community it services. The social value aspects highlight the benefits provided by such a facility

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Adelaide Aquatic Centre

Infrastructure Planning Report

July 2022

Active  **change**



**Government
of South Australia**

Office for Recreation,
Sport and Racing

OUR WHY IS A TIRELESS PURSUIT OF 3 QUESTIONS

Why **one person** is more likely to be active than another person?

Why **one location** is more likely to absorb demand than another?

What is the **value of participation** to enable evidence-based decisions?



30,000+
Locations



4M+
Leisure, Fitness
and
Sport Members



300+
Leisure &
Fitness
Venues



8,000+
Club Sport Sites



100+
State Sports



150M+
Individual First
Party
Data
Transactions

11B+
Annual Australian
Household
Transactions



Full overview video: www.ActiveXchange.org

Infrastructure Planning Model



ActiveXchange database – Unique in the sector

Data from 4m participant/ member records, millions of session visits, performance of hundreds of facilities across Australia and New Zealand are brought together through facility operator and system provider partnerships



Supply and competition

All competition audited by our in-house team of auditors. Travel time catchments mapped, factoring in relevant travel time decay modelling. Weighting applied to different competition based on type and capacity



Demand profiling

1,700 demographic and lifestyle indicators appended to every record to create specific membership and activity (visit) demand segments and model parameters that are extrapolated nationwide (SAI level)



Model metrics

Demand: likelihood of each individual to use the facility based on factors including demographics, lifestyle (segments), deprivation, mobility (willingness to travel) – correlated against types of facility (supply offer) factors; capacity (if known), access, age of the facility, parking, competition, opening hours, proxy program and pricing assumptions



Demand allocation

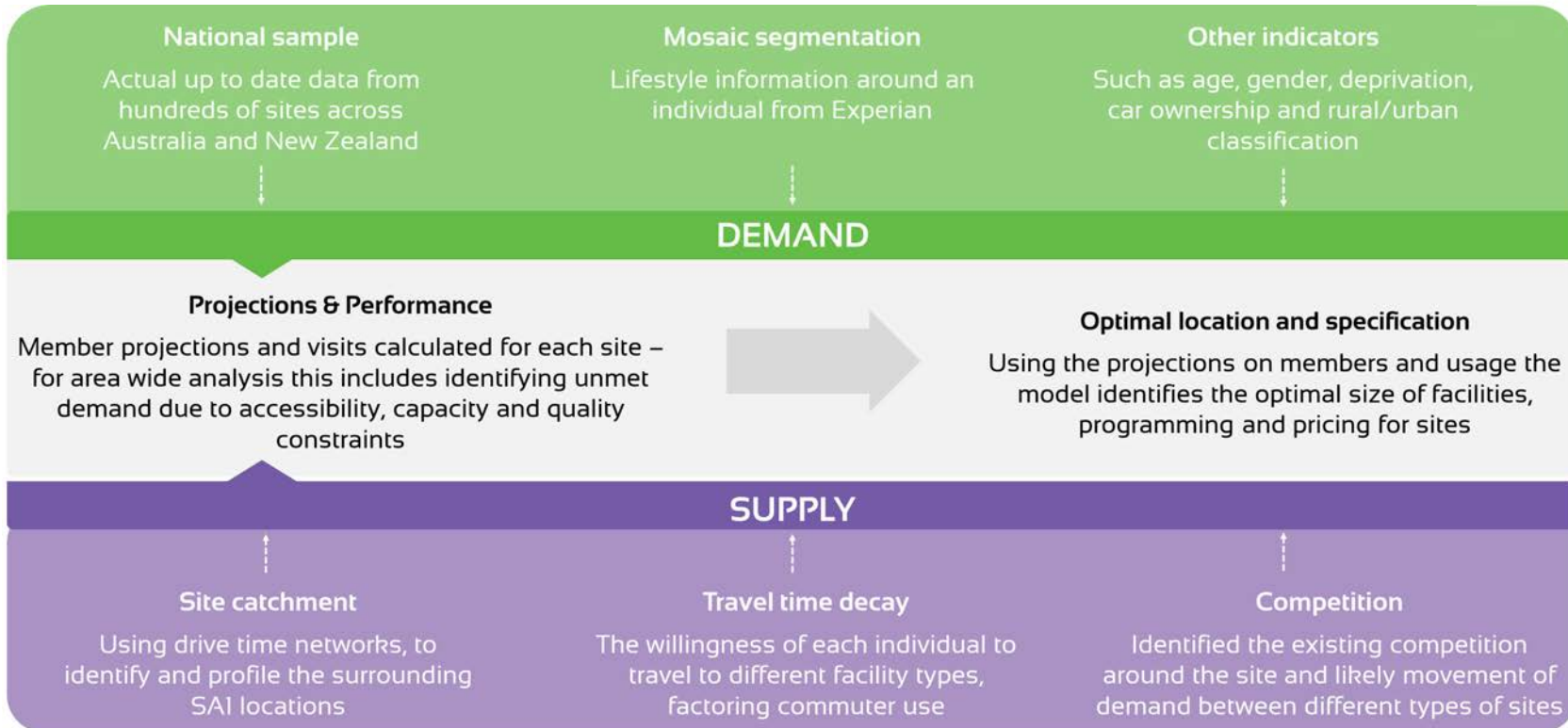
Based on the model run a number of likely members (and attributed visits from these to each facility type) from each SAI is allocated to the site



Validation

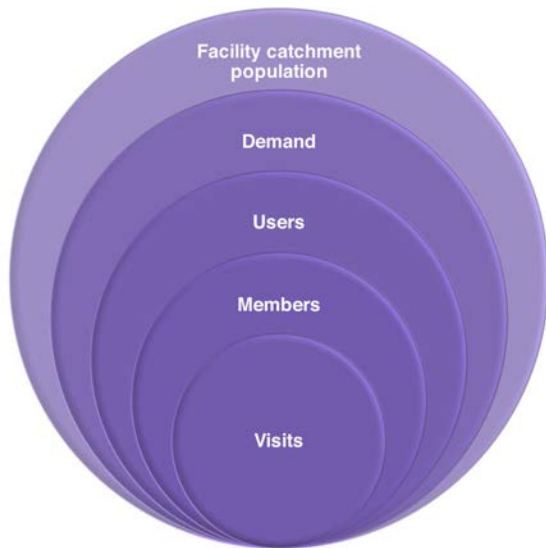
Member and visit outcomes are regularly checked against the actual performance of hundreds of facilities. The model is constantly refined to increase average accuracy, which is currently at over 90%.

Infrastructure Planning Model



Infrastructure Planning Model

As part of the investment planning model, numerous data sets to assess performance and infrastructure provision. These related subsets are described below and shown graphically in the adjacent diagram.



Catchment Population - this is the total number of people living within a facility's catchment area determined by drive time

Demand – this is the predicted number of people within the catchment population that are likely to demand gym/aquatic services based on market profile analysis

Users – this is the predicted or actual number of people that are likely to use the facility based on facility features, travel time decay and competition

Members – this is the predicted or actual number of users that are likely to be formal members of the facility's member-based programs

Visits – the predicted or actual visits made to the facility by users/members

Adelaide Aquatic Centre

Area and Site Overview

The map shows the site and associated 10-minute drive time catchment. Competitors are overlaid.

Competitor sites within 15-minutes ⋮

SITE	Drive time ▲
EFM Health Club - North Adelaide	2.59
North Adelaide Fitness Centre	2.71
R50	2.71
PowerHouse Fitness Gym	2.84
Zap Fitness 24/7 - Prospect	3.13
NexGen Health Club - Memorial Drive	3.72
New Ways to FitNESS	3.81
Club Rhythm North Adelaide	3.89
Fitness On The Park	3.89
F45 Training North Adelaide	3.89
Inner North East Adelaide YMCA	4.58
Your World Fitness 24/7	5.35

1 - 51 / 51 < >



Adelaide Aquatic Centre

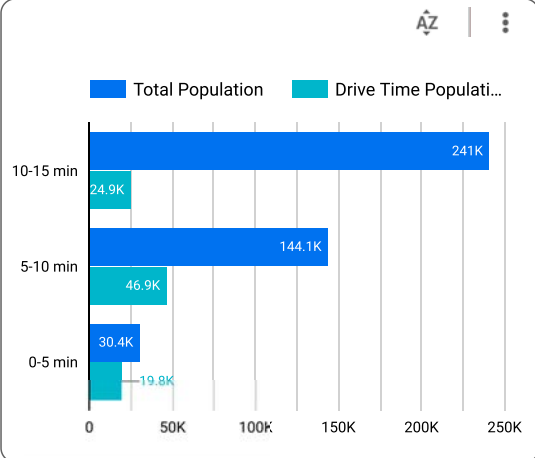
Drive Time (DT) Catchment

[Next page](#)

The map shows the site and predicted user catchments by SA1 in a 15-min drive time catchment. Competitors are overlaid.

Duration	Catchment ...	After DT
Population	415,456	91,618

Population in 15-min drive time catchment.



Site Of Analysis
 📍 Adelaide Aquatic Centre

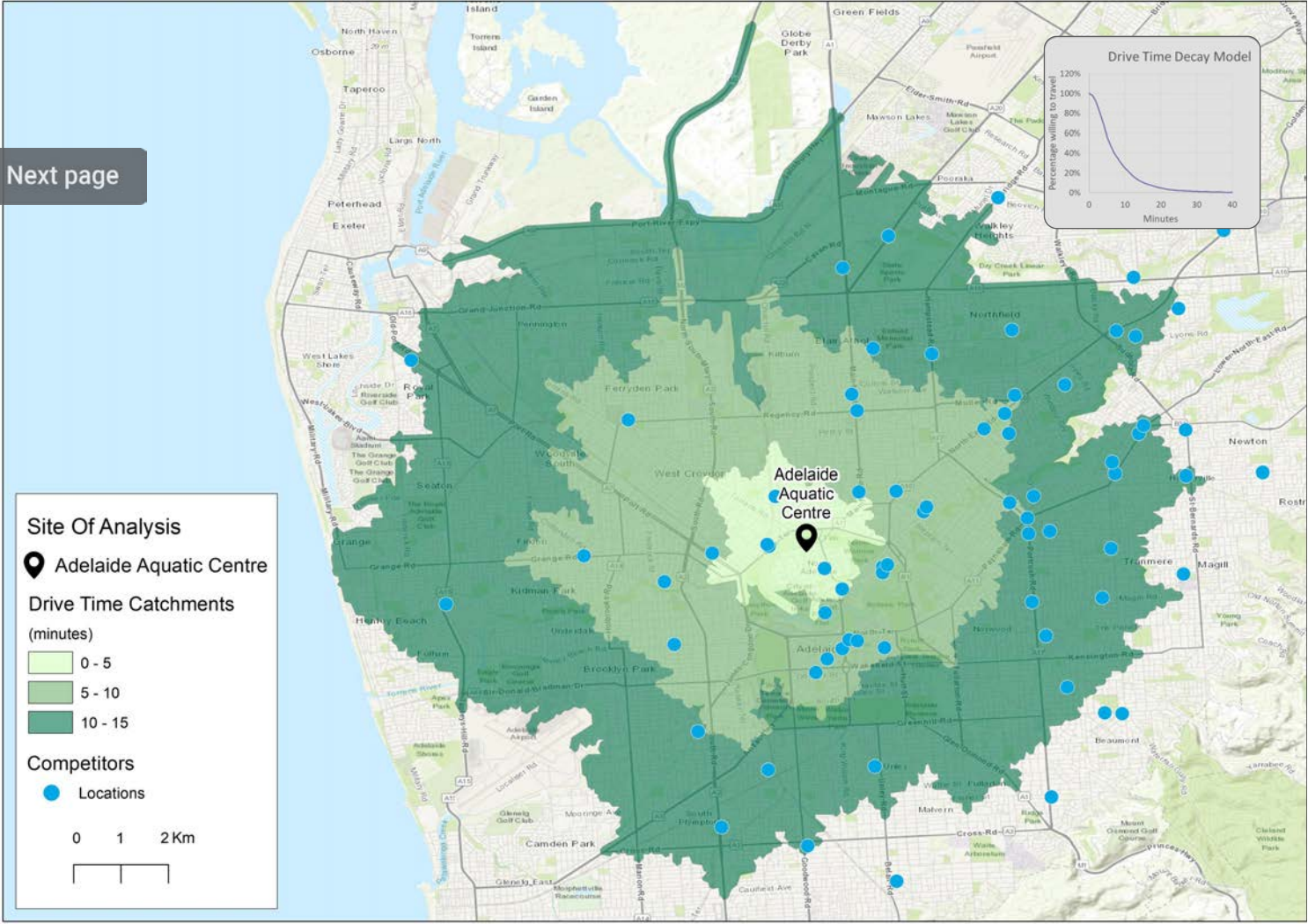
Drive Time Catchments (minutes)

- 0 - 5
- 5 - 10
- 10 - 15

Competitors

- Locations

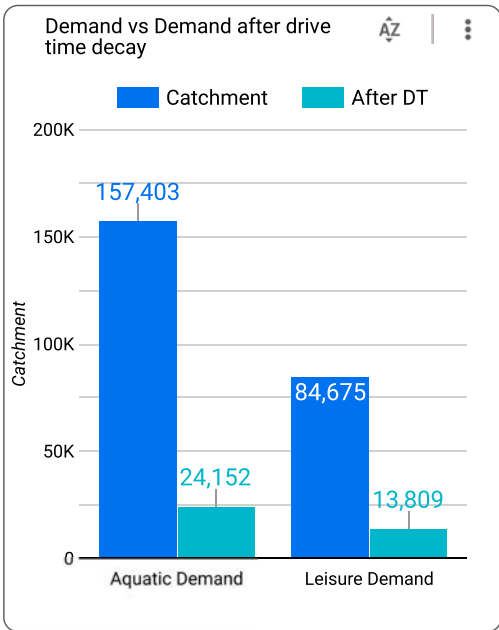
0 1 2 Km




Adelaide Aquatic Centre

Demand

The map shows the site and associated demand for aquatic and leisure facilities by SA1.



Population after applying drive time decay Top 6 Mosaic segment profiles in the catchment

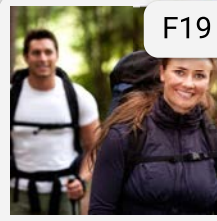


K37

Realistic Horizons 19%

1

Realistic Horizons Gen X couples and sharers living in outer-suburban and regional areas, with low income and small properties




F19

Striving Scholars 11%

2

Striving Scholars Young, highly educated singles and couples, with above average income, living in high growth suburbs

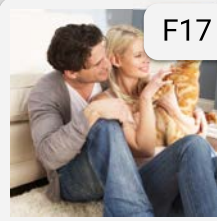


K35

Mature Modernites 10%

3

Mature Modernites Middle-aged couples without children, renting in inner suburban apartments and terraces

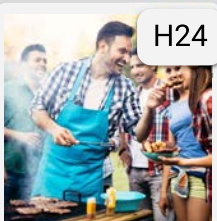


F17

Determined Suburbans 6%

4

Determined Suburbans Professional couples and singles with high income, owning their first home in high growth inner suburbs




H24

Backyards & Mates 5%

5

Backyards & Mates Millennial blue-collar couples and singles, living in outer-suburban areas and surrounding towns with average income



D11

Scenic Connection 5%

6

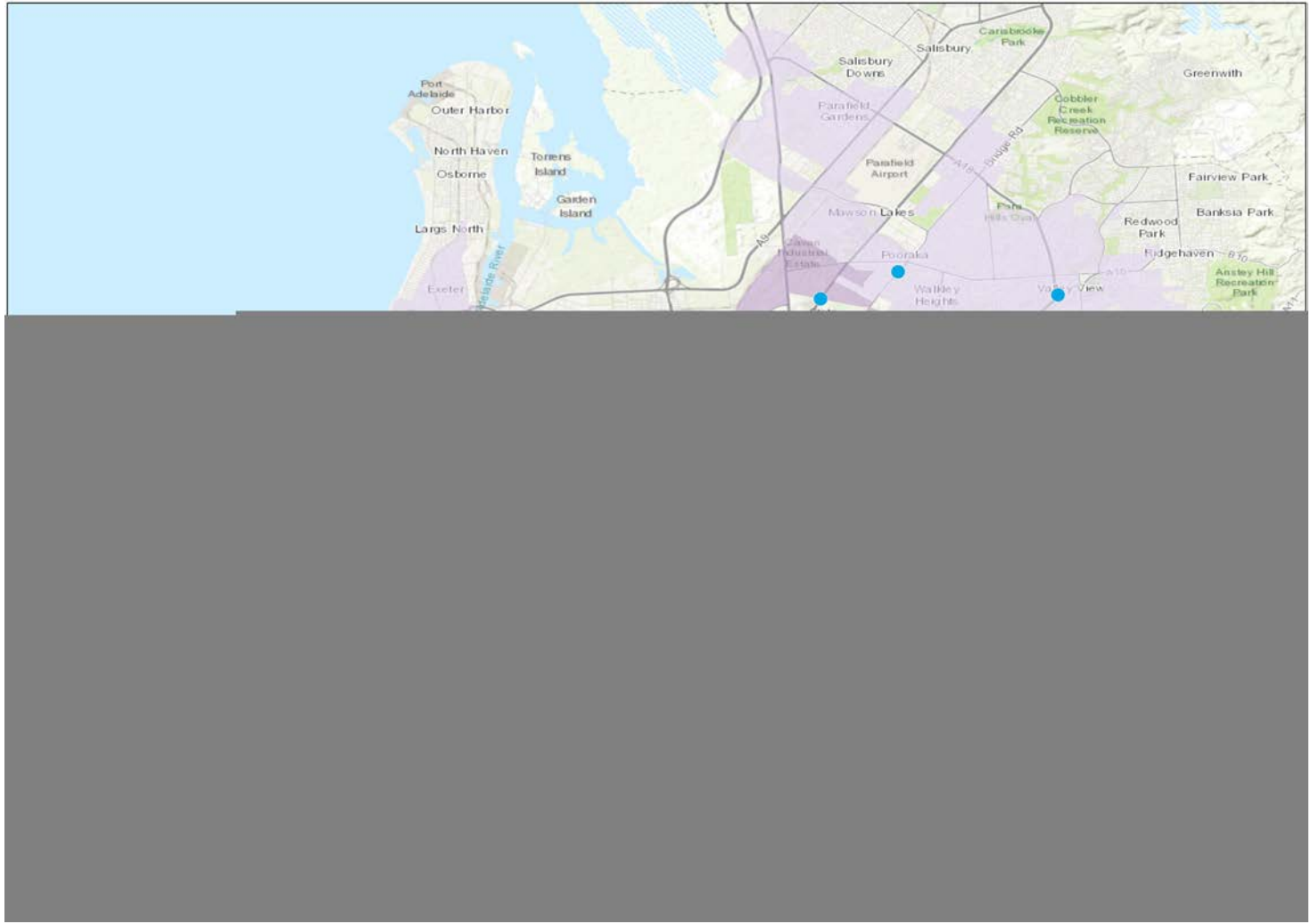
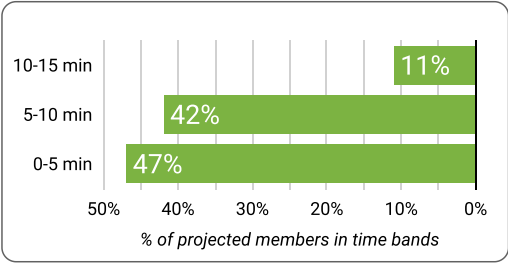
Scenic Connection Older couples in semi-retirement, living in suburban areas and nearby towns for many years, with high income

Adelaide Aquatic Centre

User Catchment

The map shows the site and predicted users in the 15-min drive time catchments. Factoring in competition and profile of the proposed site.

- Facilities available at site for Users:**
- 50m Pool (10 lane with access ramp)
 - Spectator seating (500-1000)
 - 25m Pool (8 lane with access ramp)
 - Learn to Swim Pool
 - Leisure pool(s) and splash pad
 - Water program pool
 - Spa, sauna and steam room
 - Gymnasium
 - Group fitness rooms
 - Health and wellness area – 6-8 consulting suites and 2 program rooms
 - Creche/Multipurpose space



Adelaide Aquatic Centre

YEAR 2022

GYM



An approximately 120 station facility would find the following demand and visits:

All Access Gym

1,814

All Access Aquatic

1,160

Monthly Visits

19,926

Annual Visits

239,110

Projected Members + Visits

SWIMMING



Pool facilities would achieve the following demand/ usage:

Learn to Swim

2,560

Aquatic

1,159

Visit Passes**

1,111

Monthly Visits

32,361

Annual Visits - LTS + Members

388,332

Annual Visits - Casual*

330,083

Annual Visits - Total

718,415

Total Projected Members

6,693

Total Annual Visits to Facility*

986,974

GROUP FITNESS**



Group exercise users (based on a normalised space of approximately 2 x 150m2 of studio space)

Studio users

438

Monthly Visits

2,454

Annual Visits

29,449

**These are not additional members, these are the gym members who participate in group fitness.

***Visit Passes are not included in Total Member count.



*These results include estimated Casual Visits to the pool area per year. The use of Casual Visits for a particular site is cautioned as it varies greatly across the industry in Australia and hence cannot be bench-marked with great accuracy, but is included as an indicator.

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YEAR 2030

GYM



An approximately 120 station facility would find the following demand and visits:

All Access Gym 2,207	All Access Aquatic 1,411
Monthly Visits 24,241	Annual Visits 290,887



Projected Members + Visits

SWIMMING



Pool facilities would achieve the following demand/ usage:

Learn to Swim 3,115	Aquatic 1,410	Visit Passes** 1,352
Monthly Visits 39,376	Annual Visits - LTS + Members 472,511	
Annual Visits - Casual* 401,635	Annual Visits - Total 874,146	

Total Projected Members
8,143

Total Annual Visits to Facility*
1,200,867

GROUP FITNESS**



Group exercise users (based on a normalised space of approximately 2 x 150m2 of studio space)

Studio users 533	Monthly Visits 2,986	Annual Visits 35,834
----------------------------	--------------------------------	--------------------------------

**These are not additional members, these are the gym members who participate in group fitness.

***Visit Passes are not included in Total Member count.

*These results include estimated Casual Visits to the pool area per year. The use of Casual Visits for a particular site is cautioned as it varies greatly across the industry in Australia and hence cannot be bench-marked with great accuracy, but is included as an indicator.

YEAR 2035

GYM



An approximately 120 station facility would find the following demand and visits:

All Access Gym 2,438	All Access Aquatic 1,559
Monthly Visits 26,779	Annual Visits 321,346



Projected Members + Visits

SWIMMING



Pool facilities would achieve the following demand/ usage:

Learn to Swim 3,440	Aquatic 1,558	Visit Passes** 1,493
Monthly Visits 43,490	Annual Visits - LTS + Members 521,880	
Annual Visits - Casual* 443,598	Annual Visits - Total 965,478	

Total Projected Members
8,995

Total Annual Visits to Facility*
1,326,403

GROUP FITNESS**



Group exercise users (based on a normalised space of approximately 2 x 150m2 of studio space)

Studio users 589	Monthly Visits 3,298	Annual Visits 39,580
----------------------------	--------------------------------	--------------------------------

**These are not additional members, these are the gym members who participate in group fitness.

***Visit Passes are not included in Total Member count.

*These results include estimated Casual Visits to the pool area per year. The use of Casual Visits for a particular site is cautioned as it varies greatly across the industry in Australia and hence cannot be bench-marked with great accuracy, but is included as an indicator.

Adelaide Aquatic Centre

YEAR 2045[^]

[^]Forward projections beyond 10 years are presented with caveat of unknown influence of data drift

GYM



An approximately 120 station facility would find the following demand and visits:

All Access Gym 3,277	All Access Aquatic 1,897
Monthly Visits 34,664	Annual Visits 415,972

Projected Members + Visits

SWIMMING



Pool facilities would achieve the following demand/ usage:

Learn to Swim 4,186	Aquatic 2,061	Visit Passes** 1,817
Monthly Visits 54,029	Annual Visits - LTS + Members 648,352	
Annual Visits - Casual* 551,100	Annual Visits - Total 1,199,452	

Total Projected Members 11,421	Total Annual Visits to Facility* 1,655,004
--	--

GROUP FITNESS**



Group exercise users (based on a normalised space of approximately 2 x 150m2 of studio space)

Studio users 589	Monthly Visits 3,298	Annual Visits 39,580
----------------------------	--------------------------------	--------------------------------

**These are not additional members, these are the gym members who participate in group fitness.
***Visit Passes are not included in Total Member count.



*These results include estimated Casual Visits to the pool area per year. The use of Casual Visits for a particular site is cautioned as it varies greatly across the industry in Australia and hence cannot be bench-marked with great accuracy, but is included as an indicator.

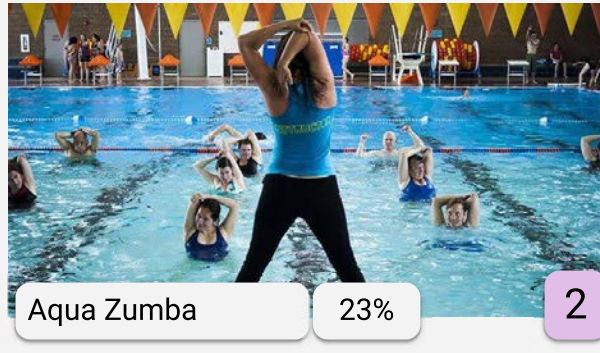
Adelaide Aquatic Centre

Optimal Wet Programs


Optimal Timetable If you had 100 hours of programs per month – how should you split the wet timetable based on local members demand



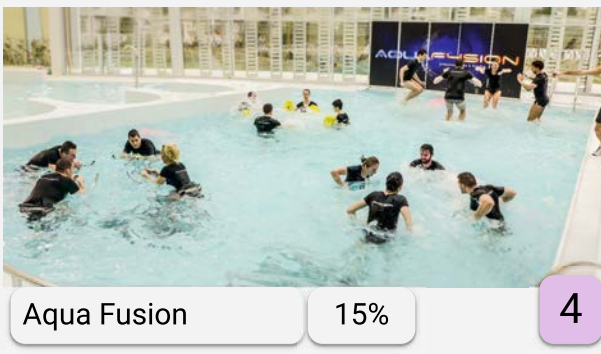
Deep Water Running 26% 1



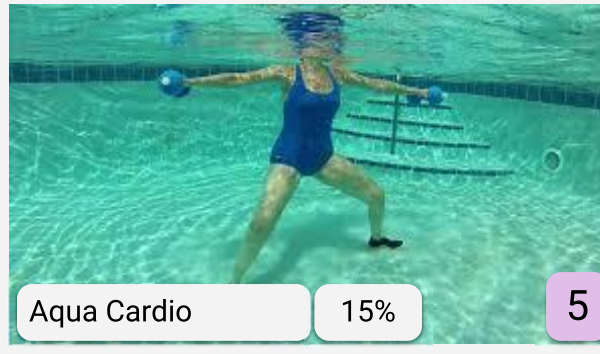
Aqua Zumba 23% 2



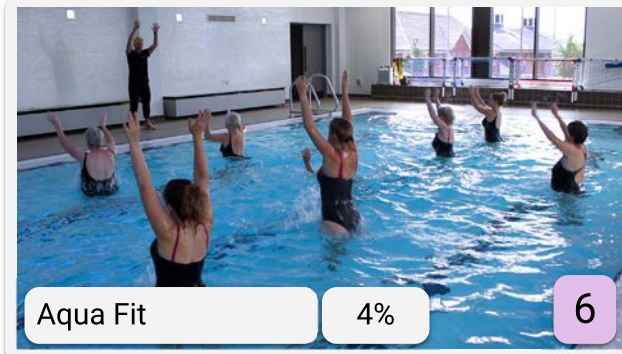
Aqua Aerobics 16% 3



Aqua Fusion 15% 4



Aqua Cardio 15% 5



Aqua Fit 4% 6

Adelaide Aquatic Centre

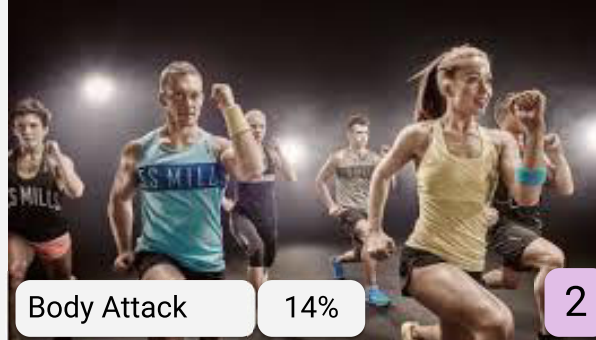
Optimal Dry Programs

Optimal Timetable if you had 100 hours of programs per month – how should you split the dry timetable based on local members' demand.



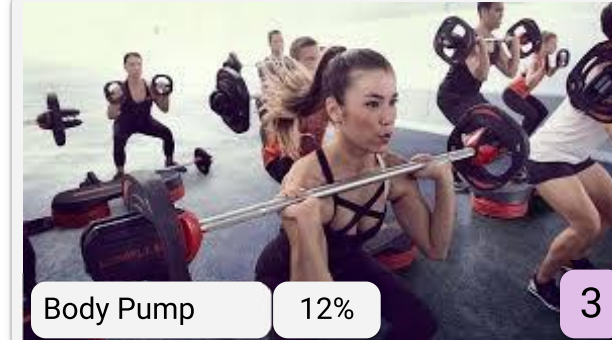
Indoor Cycling 16% 1

A group of people are riding stationary bikes in a gym setting. The participants are wearing athletic wear and appear to be in the middle of a workout.



Body Attack 14% 2

A group of people are performing high-intensity interval training (HIIT) exercises in a gym. They are wearing athletic wear and are in various dynamic poses.




Body Pump 12% 3

A group of people are performing weightlifting exercises in a gym. They are wearing athletic wear and are in various dynamic poses.



Zumba 11% 4

A group of people are performing Zumba-style dance fitness exercises in a gym. They are wearing athletic wear and are in various dynamic poses.



Body Balance 10% 5

A group of people are performing Pilates-style exercises in a gym. They are wearing athletic wear and are in various dynamic poses.



Yoga 10% 6

A group of people are performing yoga exercises in a gym. They are wearing athletic wear and are in various dynamic poses.

Adelaide Aquatic Centre

Gym Stations

The optimal capacity for a facility is determined by maximizing the member per station ratio to achieve the greatest possible yield.

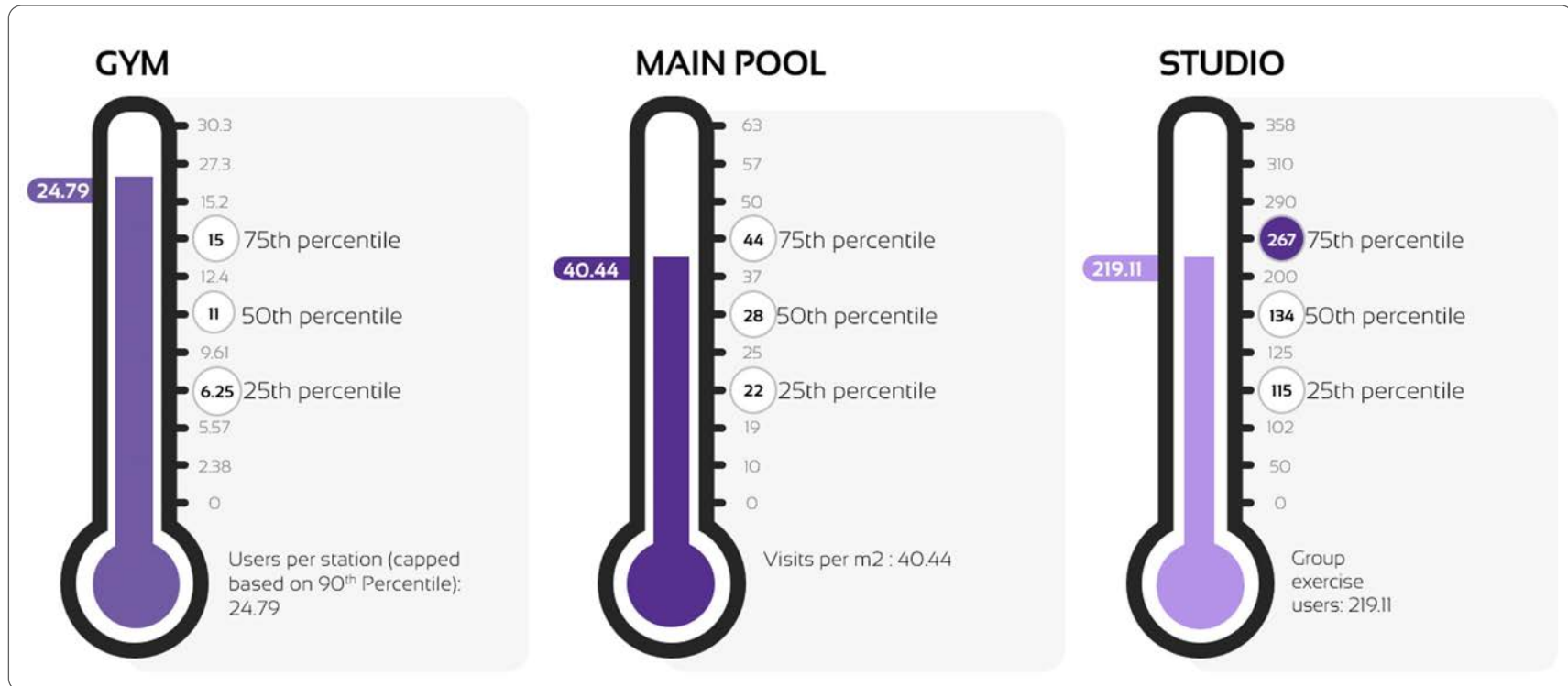
Optimal capacity for the health club/ gym		
Stations ^	Members/Users	Users per station
80	2,715	33.94
110	2,918	26.53
120	2,975	24.79

Typical Visit Pattern (GYM)

Time ...	Mon	Tue	Wed	Thu	Fri	Sat	Sun
5	88	105	78	74	78	4	0
6	182	194	156	134	132	45	8
7	152	130	112	95	111	120	34
8	219	175	155	130	151	157	110
9	261	248	194	182	195	137	117
10	184	156	132	119	120	103	98
11	131	111	88	84	89	74	70
12	117	100	82	71	79	58	56
13	101	86	72	69	75	57	52
14	91	83	65	65	67	54	58
15	144	127	100	98	87	58	69
16	186	168	131	121	93	51	66
17	261	231	181	155	104	42	47
18	230	212	158	150	71	27	31
19	126	119	94	77	32	8	10
20	52	48	35	35	21	1	1
21	10	9	8	5	3	0	0

Target Performance

Comparing the efficiency of the nominated site to 300+ other sites in Australia and NZ.



Site/ venue - the location of several facilities and possible ancillary facilities.

Facility - a single type of offer e.g. gym or swimming pool.

Program - an activity offered within a facility.

Travel time - ActiveXchange licenses a national travel time matrix which calculates the average time to drive between points based on off-peak road speed times.

Users/ participants - individual residents who use a site/ facility.

Members - people who sign up to a direct debit or contract membership at a site.

Demand - this is a people count deemed to have a high propensity to use a particularly site, facility or program. ActiveXchange append the data received from across the industry (see our SportsEye Network), covering over 2.5m users with Market Segments. For each segment we have a conversion figure i.e. number of people from this group we would expect to use the site/ facility. This varies by type of offer. Australia and NZ are made up of a combination of these segments across all areas, therefore we can apply the conversions to the baseline population to estimate demand. The same conversions can be applied to the profile of expected users to establish demand for programs, price points etc.

Unmet Demand - Unmet demand is all the remaining projected demand available in the catchment of the site driven by likely capacity and quality constraints at all competing sites after demand has been allocated to the sites. Some of this unmet demand will have a higher propensity to use other sites but there is still a fair probability that via an effective Acquisition campaign this residents can be engaged.

Drive time decay - the proportion of site users typically declines as the distance from the site to the users point of residence/ work increases. This reflects people's willingness and ability to travel different times to different types of facilities. This also changes by the nature of areas too (i.e. CBD, urban, semi-urban, rural), which often correlates with car access and level of alternative sites (competition levels). This has been calculated by ActiveXchange as a decay factor i.e. 100% of demand is willing to travel 0 minutes, but only 10% are willing to travel 20 minutes or over. This factor is applied to the baseline population and demand figures to establish the realistic size of the catchment the site should look to service, alongside the reach of local competition.

Supply and competition - this is alternative sites to the site being analysed within the local area (the catchment of the site). These sites are typically audited as part of supply and demand modelling as each competing site will have an impact on the likely performance of the site being analysed (absorb demand that would otherwise be attributed to the site being analysed).

Market (Experian Mosaic) segments - this is national data licensed by ActiveXchange. There are 51 segments in Australia and 36 in NZ. Each segment is underpinned by hundreds of demographic and lifestyle indicators as part of an index. This is used to make demand profiling more precise (ability to find specific lookalike audiences). Further details on segments can be found here <https://activexchange.org/segments> and <https://activexchange.org/segments-nz>

Percentiles benchmark - this shows when all indicators are aligned relatively how the outcome is ranked i.e. 75th percentile means the top 25% of all benchmarked outcomes.



Shaping a more informed and connected sector



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intelligence@ActiveXchange.org



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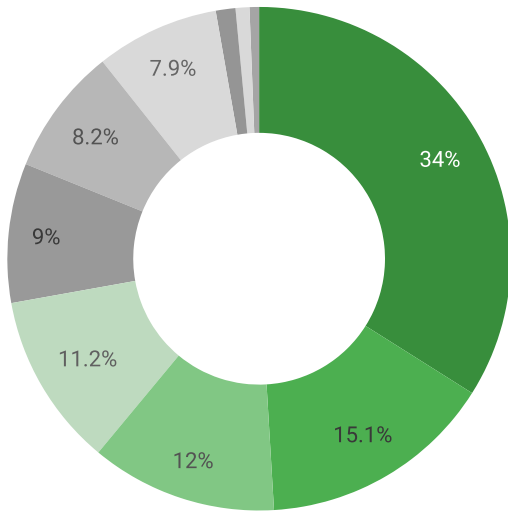
Adelaide Aquatic Centre - Social Value Model

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Type ▾

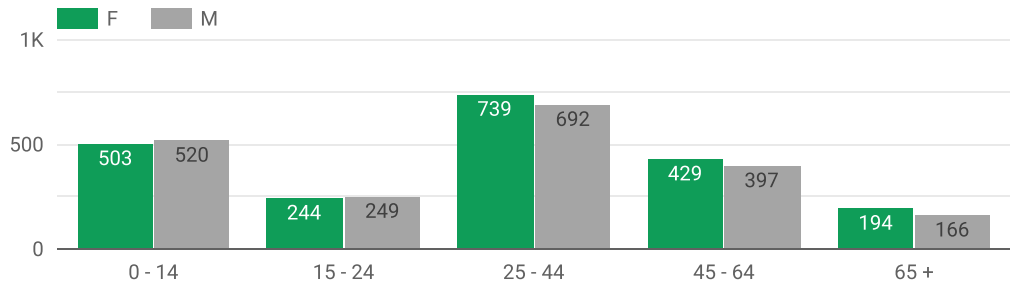
Age Group ▾

Community Savings by Indicators

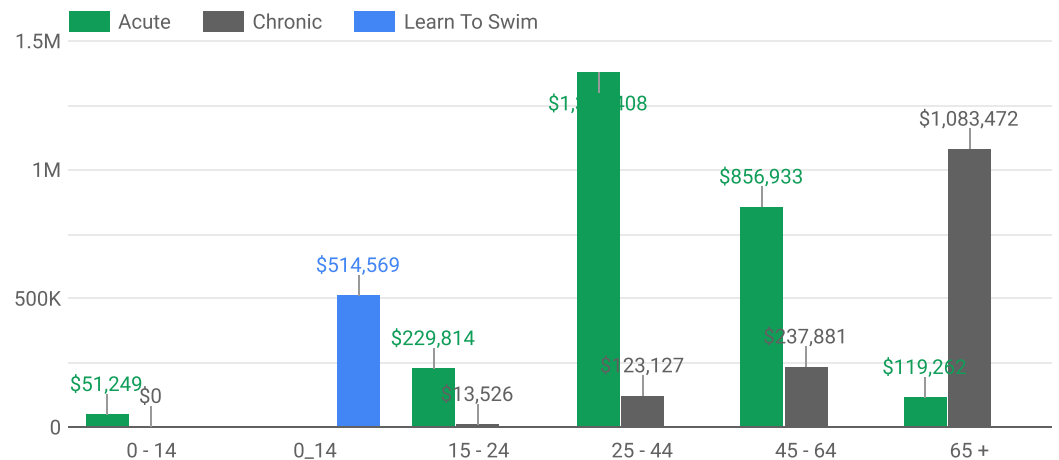


- Mental health benefits
- Improved educational outcomes
- Health system savings
- Risk Of Drowning
- Reduced risk of dementia
- Increased productivity
- Reduced risk of cardiovascular disease
- Reduced risk of type 2 diabetes
- Reduced risk of bowel cancer
- Reduced risk of breast cancer

Value Generating Members by Age Group



Community Savings by Indicator Type by Age Group



ActiveXchange uses data to provide partner organisations with the confidence to change, using analysis and predictive modelling to create a clear line of sight on outcomes and impacts. This creates active communities and extends the reach of each delivery and investment partners. This includes being lead partner of this Social Value Model service.

KPMG provides ongoing expertise and research in relation to the broader social and health benefits of physical activity, sport and recreation. Most recently KPMG's Sports Advisory team partnered with Sport Australia to investigate the economic, social and health value of Community Sports Infrastructure.



Adelaide Aquatic Centre - Social Value Model

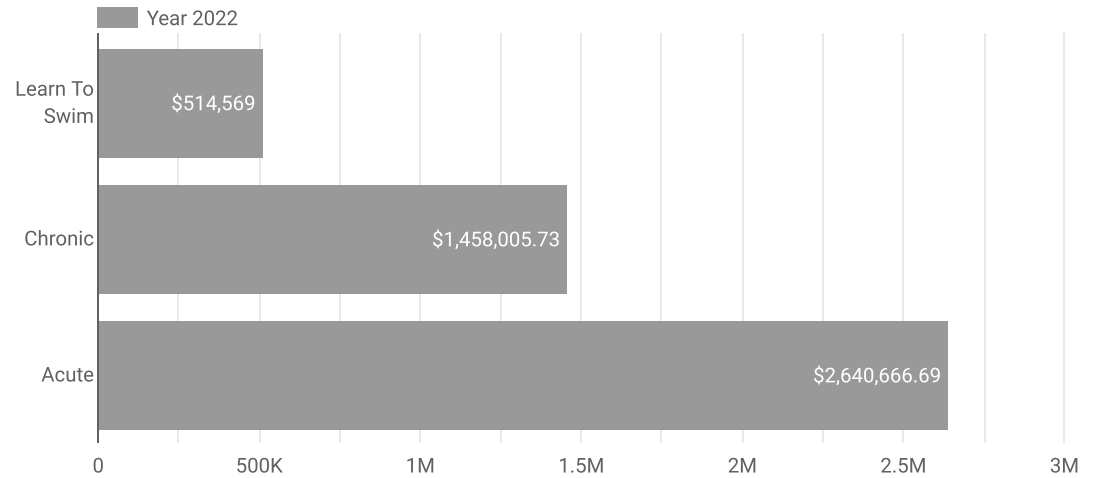
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Type ▾

LocationName	Type of facility ▾
Adelaide Aquatic Centre	Multifunctional facility



Total Social Value per Indicator Type per Year



Type ▾	Site Value	Sector 25 Percentile	Sector 50 Percentile	Sector 75 Percentile
Acute	\$2,640,667	\$295,371	\$683,345	\$1,311,473
Chronic	\$1,458,006	\$198,361	\$401,131	\$1,016,221
Learn To Swim	\$514,569	\$76,852	\$183,340	\$371,702
Savings per person	\$1,303	\$675	\$770	\$1,149
Total savings per site	\$4,613,242	\$503,512	\$1,077,464	\$2,301,494

** All benchmarks are calculated by site, please select one site to compare KPI values.*



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SHAPING
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