

FOR CONSULTATION

Adelaide Aquatic Centre Code Amendment

Department for Infrastructure and Transport

Date	Approver	Signature
20/01/2023	Simon Morony as Delegate of the Chief Executive for the Department for Infrastructure and Transport	

We acknowledge the Kaurna People as the Traditional Custodians of the land on which we work and pay respect to their Elders past, present and emerging.

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Have Your Say

The Adelaide Aquatic Centre Code Amendment (the Code Amendment) is proposing to refine and introduce policy in the Adelaide Park Lands Zone to support the development of the new Adelaide Aquatic Centre. The Code Amendment proposes a new Sub Zone and Concept Plan that will provide for the new Centre, while enabling the return of the existing Aquatic Centre site to Park Lands.

During this time, you are welcome to lodge a written submission about any of the changes proposed in this Code Amendment.

Submissions can be made in the following ways:

- a) Via our online survey or submission form available at plan.sa.gov.au/en/code_amendments/on-consultation or scanning the QR Code below.
- b) Via email to feedback@codeamendments.com.au
- c) In writing, addressed to Adelaide Aquatic Centre Code Amendment – Suite 12, 154 Fullarton Road, Rose Park, SA, 5067
- d) Calling (08) 8333 7999
- e) A one-on-one meeting with the project team. Bookings can be made by contacting Emma on (08) 8333 7999 or via email at feedback@codeamendments.com.au.



1. What is the Planning and Design Code?

The Planning and Design Code (the Code) sets out the rules that determine what landowners can do on their land.

For instance, if you want to build a house, the Code rules will tell you how high you can build and how far back from the front of your land your house will need to be positioned. The Code will also tell you if any additional rules apply to the area where your land is located. For example, you might be in a high bushfire risk area or an area with specific rules about protecting native vegetation.

1.1 Planning and Design Code Framework

The Code is based on a framework that contains various elements called overlays, zones, sub zones and general development policies. Together these elements provide all the rules that apply to a particular parcel of land. An outline of the Code Framework is available on the SA Planning Portal.

1.2 Overlays

Overlays contain policies and maps that show the location and extent of special land features or sensitivities, such as heritage places or areas of high bushfire risk.

They may apply across one or more zones. Overlays are intended to be applied in conjunction with the relevant zone. However, where policy in a zone conflicts with the policy in an overlay, the overlay policy trumps the zone policy.

1.3 Zones

Zones are areas that share common land uses and in which specific types of development are permitted. zones are the main element of the Code and will be applied consistently across the state.

For example, a Township Zone for Andamooka can be expected to apply to similar townships like Carrieton. Each zone includes information (called classification tables) that describes the types of development that are permitted in that zone and how they will be assessed.

1.4 Sub Zones

Sub zones enable variation to policy within a zone, which may reflect local characteristics. An example is Port Adelaide centre, which has many different characteristics to typical shopping centres due to its maritime activities and uses.

1.5 General Development Policies

General development policies outline functional requirements for development, such as the need for car parking or wastewater management. While zones determine what development can occur in an area, general development policies provide guidance on how development should occur.

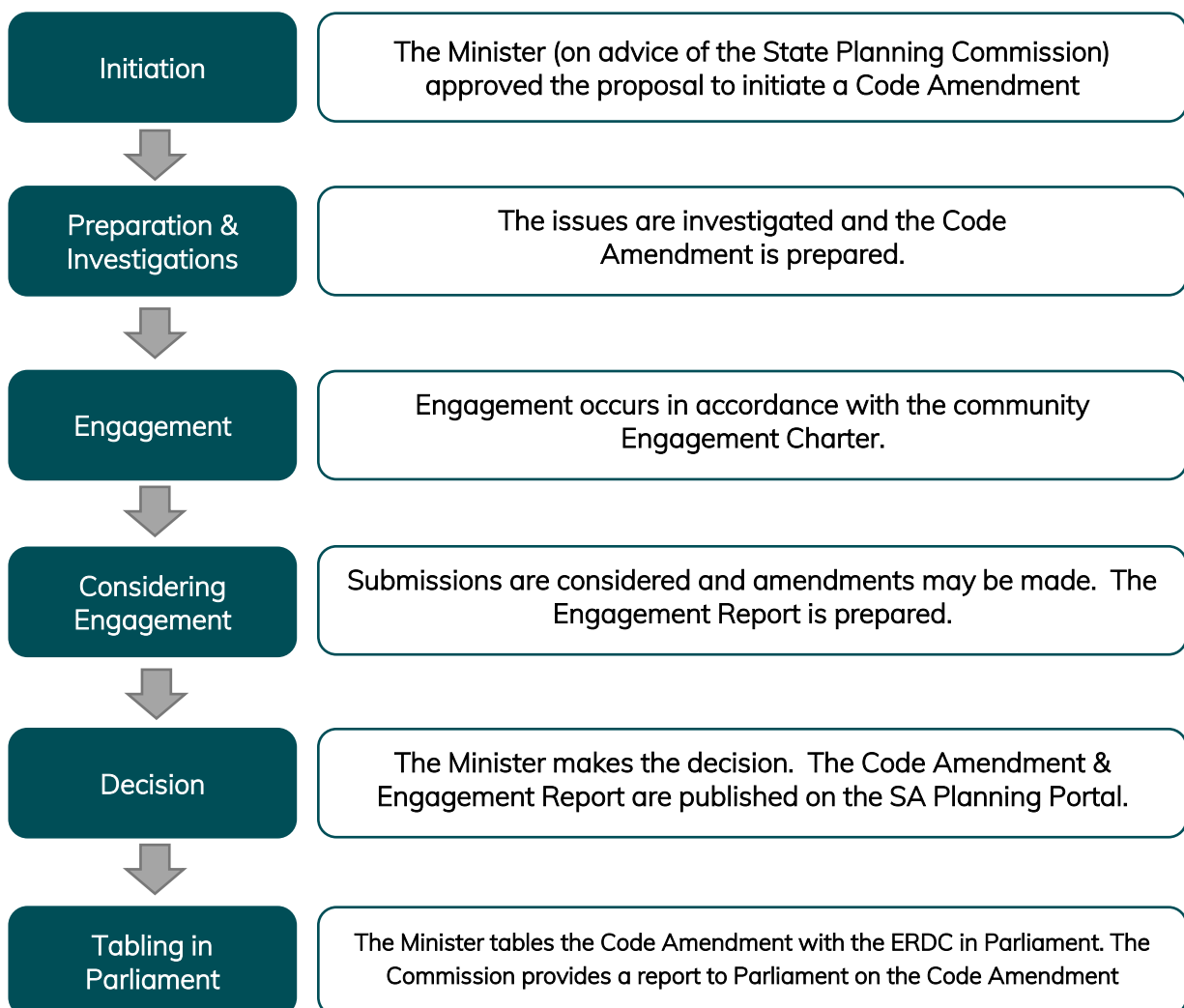
1.6 Amending the Planning and Design Code

The *Planning, Development and Infrastructure Act 2016* (the Act) provides the legislative framework for undertaking amendments to the Code. With approval of the Minister for Planning (the Minister) a Council, Joint Planning Board, Government Agency or private proponent may initiate an amendment to the Code and undertake a Code Amendment process. In this case, the Chief Executive of the Department of Infrastructure and Transport (DIT) is undertaking this Code Amendment.

An approved Proposal to Initiate will define the scope of the Amendment and prescribe the investigations which must occur to enable an assessment of whether the Code Amendment should take place and in what form. Proposals to Initiate are available on the SA Planning Portal <https://plan.sa.gov.au/>.

The State Planning Commission (the Commission) is responsible under the Act for ensuring the Code is maintained, reflects contemporary values relevant to planning, and readily responds to emerging trends and issues.

The Commission provided independent advice to the Minister for Planning and Local Government on the Proposal to initiate this Code Amendment. The Commission will also provide a report on the Code Amendment (including compliance with the Community Engagement Charter) at the final stage of the



2. What is Proposed in This Code Amendment?

2.1 Need for the Amendment

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

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

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

The site selection process 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.

While the Code allows for the redevelopment of the current Aquatic Centre site, 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 in a way that results in no net loss of Park Lands.

2.2 Affected Area

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

The proposal seeks to amend the Code by including a Concept Plan over the whole of the Affected Area, and a Sub Zone over the exiting Aquatic Centre site, car parking area and new Aquatic Centre site.



Figure 1 Affected Area (CR6102/710)

2.3 Summary of proposed policy changes

The following sections set out the current policy relating to the site and the proposed policy amendments.

2.3.1 Current Code Policy

The Affected Area is in the Adelaide Park Lands Zone. An extract of the Code content and Maps are included in **Attachment B**.

Adelaide Park Land Zone

The Adelaide Park Lands Zone protects the integrity of the Park Lands as an important part of Adelaide’s City Layout, designed by Colonel William Light in 1837. The Zone envisages 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. The Zone also envisages a variety of temporary events, such as festivals, concerts and sporting events.

Some of the most relevant policies contained in the Adelaide Park Land Zone are set out in Table 1 below:

Table 1 Relevant Adelaide Park Land Zone Policies

Relevant Code Policies	
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.
PO 1.7	<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.
PO 1.9	Development at the Adelaide Aquatic Centre site consolidates and replaces existing buildings with recreational sporting clubrooms, facilities and associated administrative functions.

Current Overlays

Overlays are the primary mechanism to spatially express State Planning Policies (high level strategic planning policies that are set by the State Government) as they pick up location-specific planning issues of state interest. Overlays can span multiple zones and sub zones, and more than one overlay can apply to the same area.

Table 2 summarises the Overlays that currently apply to the Affected Area:

Table 2 Overlay Summary

Overlay	Purpose and impact on development
Advertising near Signalised Intersections	This Overlay seeks to ensure a safe road environment by reducing driver distraction at key intersection points on the road.
Airport Building Heights (Regulated)	The Overlay seeks to ensure building height does not pose a hazard to the operation and safety requirements of commercial and military airfields. The trigger height is 45 metres.
Aircraft Noise Exposure (ANEF 20)	The Overlay seeks to ensure development sensitive to aircraft noise is designed and located appropriately to manage noise intrusion, reduce land use conflict and protect human health.
Building Near Airfields	The Overlay seeks to ensure development does not pose a hazard to the operational and safety requirements of commercial and military airfields.
Design	The Overlay seeks to ensure development positively contributes to the liveability, durability and sustainability of the built environment through high-quality design. This Overlay will be important to the assessment of any future development on the Adelaide Park Lands.
Hazards (Flooding – Evidence Required)	This Overlay applies where the flood risk is unknown. It adopts a precautionary approach to mitigate impacts of potential flood risk. Development should include measures to prevent the entry of water, including through appropriate minimum finished floor levels.
Major Urban Transport Routes	This Overlay seeks to ensure the safe and efficient operation of and access to Major Urban Transport Routes for all road users.
Prescribed Wells Area	The Overlay seeks to ensure sustainable water use in prescribed wells areas. This Overlay manages the use of water in this prescribed well area.
Regulated and Significant Tree	The Overlay seeks to mitigate the loss of regulated trees through appropriate development and redevelopment.
Traffic Generating Development	The Overlay seeks to ensure the safe and efficient operation of and access to Urban Transport Routes and Major Urban Transport Routes for all road users.

It is noted that the Code inquiry tool is picking up some overlays, zones and technical and numeric variations (TNVs) that should not apply to the site. This is due to a very small boundary misalignment. The current boundary follows the allotment boundary along Park Terrace and Fitzroy Terrace and picks up a small sliver of land which is Park 2. This is clearly an error as shown in Figure 2 where the red line is the allotment boundary and the black line is the zone boundary (it is the crossover that is creating the problem). The Planning Department is aware of this error, and it is scheduled to be corrected prior to finalising this Code Amendment.



Figure 2 Boundary Misalignment

2.3.2 Proposed Code Policy

The proposed policy changes are supported through the Analysis and Investigations set out in **section 5** of this report. As a result, the Code Amendment proposes the following changes to the Code. These changes are illustrated in the maps provided in **Attachments C**.

Adelaide Park Lands Zone

No changes are proposed to the Adelaide Park Lands Zone boundary, which will continue to apply to the Affected Area.

The following changes are proposed to the Zone policy and procedures:

- Amend DTS/DPF 1.2, PO1.7 and PO5.3 to disapply these provisions to the new Aquatic Centre Sub Zone.

This change excludes the Aquatic Centre from maximum floor areas in relation to shop, office or consulting rooms. The existing Adelaide Aquatic Centre today includes a café, gym and swim shop along with the variety of swimming and recreation facilities. In a similar way, the new Sub Zone will allow for these uses when associated with the proposed Aquatic Centre. In terms of car parking, it is possible that additional parking will be required to support the new Aquatic Centre. New policies are proposed in the Sub Zone to address car parking and land use.

DPF 1.2

Shops (other than in the Aquatic Centre Sub Zone):

1. are ancillary to a recreational use, club, sporting facility
2. do not exceed 50m² in gross leasable floor space, and
3. do not increase the building footprint.

PO 1.7 Other than in the Aquatic Centre Sub Zone, 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:

4. the development is the replacement of an existing building and does not increase the overall building footprint
5. the building design is contextual and of high-quality so that it complements its setting when viewed from all perspectives
6. provides complementary recreation, sporting or tourism facilities that could not otherwise have been provided in the zone, and
7. the building is designed to be multi-purpose and can be used by more than one user group.

PO 5.3 Other than in the Aquatic Centre Sub Zone, 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.

- Amend DPF 7.1 to insert reference to the new Adelaide Aquatic Centre Concept Plan.
- Delete PO1.9 which is no longer relevant and is replaced by the new Sub Zone policies.

PO 1.9 Development at the Adelaide Aquatic Centre site consolidates and replaces existing buildings with recreational sporting clubrooms, facilities and associated administrative functions.

- Insert the following land uses into Table 1 – Accepted Development Classification for the Aquatic Centre Sub Zone:
 - Temporary car parking facilities.
 - Temporary buildings and structures related to construction activities including (but not limited to) site offices, gantries, temporary fencing, hoarding and scaffolding
 - Stormwater infrastructure
 - Temporary fencing
 - Essential infrastructure

This excludes a range of minor and temporary works from requiring planning approval where they are required to support the Aquatic Centre. Given the land is under the management of the City of Adelaide, there are a range of licenses and approvals already required for these activities.

Proposed Aquatic Centre Sub Zone

The Code Amendment is proposing to establish the Aquatic Centre Sub Zone which will provide policy to support the development of the new facility and the return of the existing facility to Park Lands. The Sub Zone area is shown in Figure 3 below and **Attachment C**. The area for the Sub Zone covers the existing Aquatic Centre site, carpark and the designated area for the new Aquatic Centre. The Sub Zone will not be applied to any other part of the Park Lands.

The new Sub Zone specifically addresses:

1. The range of land uses that are envisaged to support the Aquatic Centre and its surrounds
2. Requires offices, consulting rooms, gymnasiums or child care facilities to be in association with an indoor recreation facility (noting that under the Code, the Aquatic Centre will be classified as an indoor recreation facility)
3. Shops are ancillary to a recreational use, club or sporting facility, or under the main room of an indoor recreation facility.
4. The rehabilitation of the existing Aquatic Centre site to Park Lands.



Figure 3 Proposed Sub Zone

Concept Plan

Concept Plans guide development within a specific spatial area through a visual expression of the desired development over time. Concept Plans are referenced through Zone policies and contained in Part 12 of the Code.

Concept Plans may be appropriate in the Code where:

- Policy and zoning tools available in the Code cannot adequately address the development outcomes envisaged in the Concept Plan.
- The Concept Plan has an active policy role in the future staging of development and provision of infrastructure.

Apply a new Concept Plan in the Adelaide Park Lands Zone as a TNV that includes:

- Indicative vehicle access points.
- Pedestrian entries and connections through the site.
- Avenue tree planting and landscape buffers.
- Land to be returned to Park Lands.
- The indicative location of the Aquatic Centre site including space for construction activities and temporary structures.

The proposed Concept Plan is shown below in Figure 4 and in **Attachment C** and will inform the development of the Adelaide Aquatic Centre. This Concept Plan will be called through PO 7.1 of the Adelaide Parks Land Zone:

“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”.

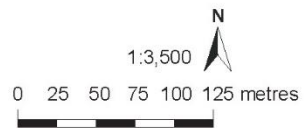
For illustrative purposes, Figure 5 shows the Concept Plan with aerial imagery.

Overlays

Retain all Overlays identified in Table 2 above.



- Concept Plan Boundary
- ↔ Indicative Vehicle Access Point
- ➔ Pedestrian Entry
- Pedestrian Connection
- ⋯ Indicative Pedestrian Connection
- CP Existing Car Parking
- Indicative Aquatic Centre Site (including Parking Areas)
- Protect Avenue Planting and Landscape Buffer
- Return to Park Lands



Concept Plan X Adelaide Aquatic Centre

Figure 4 Proposed Concept Plan



Figure 5 Summary Concept Plan (with aerial imagery) for illustrative purposes

3. What are the Next Steps for this Code Amendment?

3.1 Engagement

Engagement on the Code Amendment must occur in accordance with the Community Engagement Charter principles, which required that:

- Engagement is genuine.
- Engagement is inclusive and respectful.
- Engagement is fit for purpose.
- Engagement is informed and transparent.
- Engagement processes are reviewed and improved.

An Engagement Plan has been prepared for this Code Amendment to ensure that engagement will be conducted and measured against the principles of the Charter. For more information on the Community Engagement Charter go to the PlanSA Portal at (plan.sa.gov.au/en/charter).

A summary of the engagement that is occurring for this Code Amendment is as follows:

- A fact sheet has been produced to clearly outline what changes are being sought and what can be influenced.
- Face-to-face or online meetings (listening posts) will be held with key stakeholders and also offered on request to provide an opportunity for discussion about the Code Amendment.
- A webpage on the SA Planning Portal will be created for this project which will be a 'one stop shop' of information on the project.
- An online survey/submission form will be offered to obtain feedback directly on key elements of the Code Amendment.
- Signage will be used to capture additional casual centre or Park Lands users, neighbours and passers-by.
- Correspondence will be sent to affected and adjacent landowners and occupiers, relevant state and local government agencies including the Local Government Association, City of Adelaide and City of Prospect, the Kaurua Yerta Aboriginal Corporation and Kadaltilla/Park Lands Authority, members of parliament, utility providers plus other key stakeholders and regular users of the Aquatic Centre.
- Letterbox drop and door knocking of homes along Barton Terrace West and Fitzroy Terrace adjacent Park 2.
- Existing DIT social media channels will be leveraged to drive interaction and optimise participation.
- Dedicated phone and email enquiry channels will be established during the consultation period.
- All feedback received will be counted and reported on at the end of the consultation period.

3.2 How Can I have my Say on the Code Amendment?

There are several ways in which you can provide feedback on the Code Amendment. This includes:

- Written submissions about the Code Amendment can be provided by either post or email.
- Online survey/submission form captures specific information about the Code Amendment.
- Stakeholder meetings and workshops provide an opportunity to discuss and work through any concerns with the changes proposed by the Code Amendment.
- Listening posts provide the opportunity for members of the public to book a one-on-one engagement – either by phone or online to discuss the Code Amendment
- Door knocking of local neighbours to further promote the engagement and seek direct feedback and is another way of capturing people who may not otherwise participate in an engagement process.
- Responsive phone number and community relations email services will collect additional feedback and enquires.

3.3 What Changes to the Code Amendment can my Feedback Influence?

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

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

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

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

3.4 What will Happen with my Feedback?

DIT is committed to undertaking consultation in accordance with the principles of the Community Engagement Charter and is genuinely open to considering the issues raised by people in the community.

All formal submissions will be considered by DIT when determining whether the proposed Amendment is suitable and whether any changes should be made.

Each submission will be entered into a register, and you will receive an email acknowledging receipt of your submission. Your submission will be published on the SA Planning Portal. Personal addresses, email and phone numbers will not be published, however company details will be.

DIT will consider the feedback received in finalising the Code Amendment and will prepare an Engagement Report which will outline what was heard during consultation and how the proposed Code Amendment was changed in response to submissions.

The Engagement Report will summarise:

- How the consultation was communicated.
- What engagement was undertaken.
- What feedback was received across all mechanisms.
- What was heard.
- How feedback influenced the Code Amendment recommended to the Minister for Planning.

The Engagement Report will be forwarded to the Minister, and then published on the SA Planning Portal.

3.5 Decision on the Code Amendment

Once the Engagement Report is provided to the Minister, the Commission may provide further advice to the Minister, at the Minister's request, if the Code Amendment is considered significant.

The Minister will then either adopt the Code Amendment (with or without changes) or determine that the Code Amendment should not proceed. The Minister's decision will then be published on the SA Planning Portal.

If adopted, the Code Amendment will be referred to the Environment Resources and Development Committee of Parliament (ERDC) for their review. The Commission will also provide the Committee with a report on the Code Amendment, including the engagement undertaken on the Code Amendment and its compliance with the Community Engagement Charter.

3.6 Closing the Loop

On conclusion of the engagement, participants will be invited to fill out an evaluation survey.

Once a decision has been made, a concise engagement summary will be prepared. We will close the loop on the outcome of the Code Amendment by:

- Letter/email to those involved in the engagement providing the final Code Amendment and engagement summary report.
- Website updates (SA Planning Portal) providing final Code Amendment and engagement summary report.

4. Analysis

4.1 Strategic Planning Outcomes

4.1.1 Summary of Strategic Planning Outcomes

This Code Amendment has been prepared to create a facilitative and targeted environment to support the redevelopment of the Adelaide Aquatic Centre. The strategic planning outcomes of this Code Amendment include:

- Supporting the development of a new and multi-purpose Aquatic Centre on land adjacent to the existing facility.
- Enabling the efficient use of existing utilities and infrastructure within the locality and the provision of new infrastructure.
- Enabling the return of the existing Adelaide Aquatic Centre site to Park Lands.
- Facilitating a development that will result in no net loss of Park Lands.
- Supporting the provision of quality recreational facilities for the broader community.

The proposal will enable the redevelopment of an iconic and critical piece of community infrastructure in a locality which it has become synonymous with for more than 50 years.

4.1.2 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. An assessment of the proposal against the heritage values will be undertaken to determine whether there is any need for a referral to the Commonwealth under this Act.

DASH Architects have been engaged to prepare a National Heritage Impact Assessment for the proposed Aquatic Centre. This will include a self-assessment of the potential heritage impacts against the guidelines and requirements of the EPBC Act.

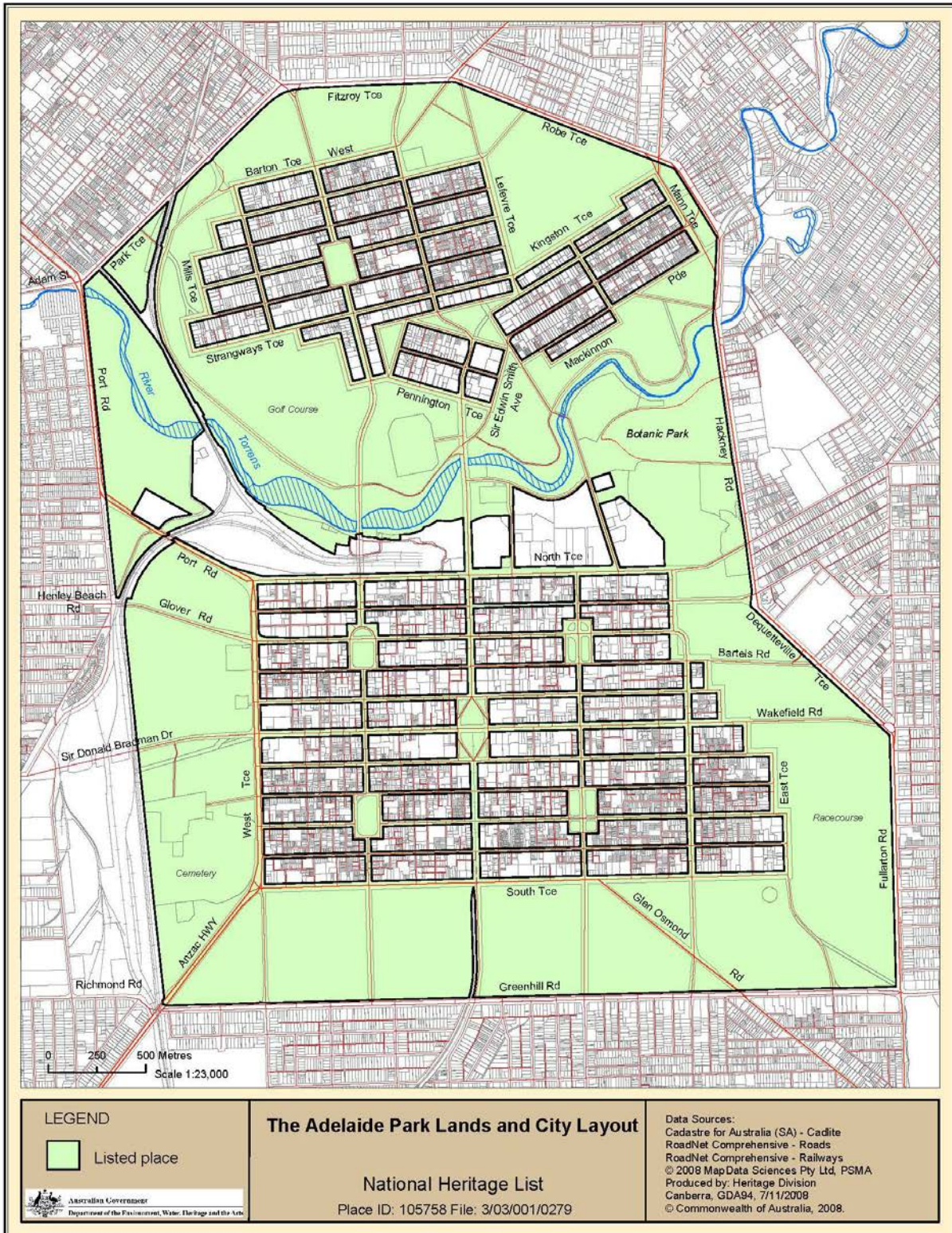


Figure 6 National Heritage Listing – The Adelaide Park Lands and City Layout

4.1.3 Consistency with the State Planning Policies

State Planning Policies define South Australia's planning priorities, goals and interests. They are the overarching umbrella policies that define the state's interests in land use. There are 16 State Planning Policies and six special legislative State Planning Policies.

These policies are given effect through the Code, with referral powers assigned to relevant Government Agencies (for example, the Environmental Protection Agency for contaminated land). The Code (including any Code Amendments) must comply with any principle prescribed by a State Planning Policy.

This Code Amendment is consistent with the State Planning Policies as shown in **Attachment D**.

Some of the policies include:

- **Integrated Planning**

This Code Amendment will stimulate the evolution of the Adelaide Aquatic Centre and ensure that our growing population is serviced by an appropriate provision of social infrastructure. Furthermore, it seeks to capitalise on existing infrastructure whilst supporting a range of employment and tourism opportunities.

- **Design Quality**

This Code Amendment will enable a new and purpose-built facility to be designed and developed for the site. A contemporary approach to design will place sustainability at the forefront as well as ensure a wider proportion of our community can be serviced, promoting positive physical and mental health outcomes.

- **Cultural Heritage**

The recreation areas, sports grounds, gardens and public facilities in the Adelaide Park Lands provide venues for individual and group activities, meetings and general recreation. This Code Amendment will promote the utilisation of the Parklands for health and recreational purposes, further strengthening its historical objectives and cultural significance.

There are no official records of Kaurna sites or activities, pre-contact or post-contact, for Padipadinyilla/Park 2. Park 2 is named with the Kaurna word for swimming place being Pardipardinyilla, and Denise Norton was the first South Australian to represent Australia at the Olympic or Commonwealth Games – in the sport of swimming.

Although there are no specific references to Kaurna sites or activities in this location, it is believed that Padipadinyilla/Park 2 hosted intermittent camping by the Kaurna people, as the locality was on several movement and trade routes and there was an abundance of game in the area. The Code Amendment seeks to continue this reference and ensure the connection between the Kaurna People and the new Aquatic Centre.

4.1.4 Consistency with the Regional Plan

The directions set out in Regional Plans provide the long-term vision and set the spatial patterns for future development within a region. This can include land use integration, transport infrastructure and the public realm.

The Commission has identified that the existing volumes of the South Australian Planning Strategy, prepared under the *Development Act 1993*, will apply until such time as the new Regional Plans are prepared and adopted. Refer to the SA Planning Portal for more information on the Commission's program for implementing Regional Plans throughout South Australia.

Where there is conflict between a Regional Plan and the State Planning Policies, the State Planning Policies will prevail.

This Code Amendment is consistent with the Regional Plan as shown in **Attachment D**.

The relevant Regional Plan is *The 30-Year Plan for Greater Adelaide*. This Plan includes six key targets to deliver a new urban form, they 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

These targets are supported by 14 policy themes and their associated initiatives. Each of these themes is supported by policies and actions to facilitate the implementation of the plan. Key themes and policies relative to this Code Amendment include:

- **Adelaide City Centre**

- 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.
- P23. Reinforce the role of the Park Lands as a major recreational, sporting, tourism, natural and open-space asset destination for the city and metropolitan Adelaide that connects the city to the suburbs.

- **Design Quality**

- 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.

- **Heritage**

- P33. Recognise the value that communities place on heritage and ensure that new development is implemented sensitively and respectfully.

Careful consideration has been given to the heritage values of the Adelaide Park Lands and the interface with heritage listed buildings to the south of the site.

- **Health Wellbeing and Inclusion**

- P53. Encourage the integration of green infrastructure in the public and private realms to support positive physical, mental and social health outcomes.

- **Infrastructure**

- P88. Design and locate community infrastructure to ensure safe, inclusive and convenient access for communities and individuals of all demographic groups and levels of ability.

- **Open Space, Sport and Recreation**

- 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.

- P102. Strategically locate sports and recreational facilities to cater for community needs.

- **Climate Change**

- 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.

The Code Amendment and future redevelopment of the Adelaide Aquatic is supported by each of the policies identified above. These policies highlight key matters all considered necessary to support a liveable urban form, noting targets are seeking higher populations and a more compact urban form.

More specifically:

- This Code Amendment reinforces Park 2 as a significant recreation destination for metropolitan Adelaide and could attract up to 1.3 million visits per year by 2030.
- The application of the Design Overlay will mean design issues are carefully considered and any future development application for the Aquatic Centre is referred to the Government Architect for advice.
- The intent of the project is to have a strong focus on health, wellbeing and inclusion.
- There are also a set of design principles underpinning the project that reinforce the important Park Lands setting.

4.1.5 Consistency with other Key Strategic Policy Documents

This Code Amendment aligns with other key policy documents in the following manner:

Strategic Plan 2020-2024 (City of Adelaide)

The Strategic Plan 2020-2024 is the City of Adelaide's highest level strategic document. Key outcomes and strategies in the Strategic Plan that are relevant to this Code Amendment are:

- Outcome 1: Thriving Communities - Council will create a city that is welcoming, inclusive and accessible to all.
- Strategy 1.1 Leverage the Adelaide Park Lands to promote health, wellbeing and lifestyle experiences.
- Outcome 3: Dynamic City Culture - Council will continue to create a beautiful, diverse city that celebrates its natural, cultural and built heritage.
- Strategy 3.5 Upgrade major recreational facilities.

The Park Lands Community Land Management Plan

The Community Land Management Plan contains localised principles whilst clarifying legislative and planning requirements for the Adelaide Parklands. The document contains a Desired Future Character Statement for Parks 2,3,4 and 5 as follows:

“Meet the sporting, recreation and socialising needs of the community in attractive, wide open spaces surrounded by large shady trees and dense understorey vegetation within an open woodland character.”

Specific to the Adelaide Aquatic Centre, the Community Land Management Plan identifies managing the Adelaide Aquatic Centre to meet community needs whilst achieving financial objectives as both a challenge and opportunity moving forward. The Plan also provides management directions for consideration, specifically identifying the need to improve access/egress and circulation arrangements in the car park.

Adelaide Park Lands Management Strategy 2015-2025

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. Specific to Park 2 the document identifies the intention to upgrade the Adelaide Aquatic Centre, including integration with infrastructure (car park) of the existing facility. With a new fitness circuit proposed to link with the community courts and better access to the car park. These works will be undertaken by Council.

Office for Recreation, Sport and Racing Strategic Plan 2021-2025

The Office for Recreation, Sport and Racing Strategic Plan 2021-2025 outlines a set of goals to increase the number of South Australians exercising and moving more generally. The strategic goals are as follows:

- Active Lives – movement, play and performance are 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 – people are empowered to achieve their sporting dreams.
- 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.

State Sport & Recreation Infrastructure Plan 2020-2040 (Office for Recreation, Sport and Racing)

The State Sport and Recreation Infrastructure Plan 2020-2040 represents South Australia's sport and recreation infrastructure priorities into the future. Additionally, the Plan highlights the role quality sport and recreation infrastructure plays in contributing to the local economy, boosting liveability and promoting South Australia as an exciting place to live, work, study and do business. Although the Adelaide Aquatic Centre is not identified as a specific priority it does emphasise that many public swimming facilities, were constructed in the 1950s and require significant upgrades or replacement to service a growing population.

Game On – Getting South Australia moving (Office for Recreation, Sport and Racing)

Game On, is a strategic framework outlining an approach to promote physical activity by promoting accessibility and convenience for South Australians. This framework is driven by a desire to see more people engage in physical activity and reap the benefits to their physical and mental health. This Plan includes eight key outcomes to increase physical activity, they are:

1. Lifelong physical activity
2. High quality and accessible public open spaces for active recreation
3. Growth in active transport
4. Active young people with good coordination and strong fundamental movement skills
5. Affordable sport and recreation opportunities
6. Sustainable sport and recreation sector
7. More and better trained volunteers
8. High quality, inclusive and accessible sport and recreation infrastructure

Outcome eight and its associated vision is particularly pertinent to this Code Amendment.:

“Sport and active recreation infrastructure that is inclusive, accessible for all, fit-for-purpose, activated and economically and environmentally sustainable”.

Via the redevelopment contemporary design principles and materials will be utilised to construct the facility which will place significant emphasis on inclusive design and energy efficiency. New and upgraded facilities of higher quality are also anticipated to increase interest in the community and promote participation and activity.

5. Investigations

5.1 Investigations Undertaken

The extent of investigations that have been undertaken as part of the Code Amendment process have been agreed by the Minister in the Proposal to Initiate.

The following investigations have been undertaken to inform this Code Amendment:

- Aboriginal Heritage
- Traffic and Transport
- Preliminary Environment and Heritage Impact Assessment
- Design
- Significant and Regulated Trees
- Infrastructure
- Noise.

Further details on investigations undertaken in support of the Code Amendment are included in **Attachment E** which can be viewed on the Plan SA Portal under the Code Amendment Consultation Documents https://plan.sa.gov.au/have_your_say/code-amendments/on-consultation

5.2 Infrastructure Planning

The development will require new sewer, water, recycled water, natural gas and communications connections. Details on the existing connections, services and the anticipated requirements are captured in the table below.

Table 3 Local Infrastructure

Council Infrastructure Planning	Response/Comment
Local Roads	It was found that the traffic impacts associated with the new Aquatic Centre can be managed within the existing road network. The existing access points are well located and able to accommodate additional vehicle movements if required, with minimal impact on residential streets to the south. Traffic is anticipated to continue utilising the sub-arterial roads of Jeffcott Road and Jeffcott Street.
Access for Walking, Cycling and Public Transport	The drop-off zone may need to be relocated to improve access to the entrance of the new Aquatic Centre.

Council Infrastructure Planning	Response/Comment
	<p>The site also benefits from immediate access via the Adelaide Park Lands bicycle and shared use paths which would be expected to compliment the recreational use of the site for many visitors. As a result, the facility could act as a node point for cyclists riding around the Park Lands trail.</p> <p>City cycleways include:</p> <ul style="list-style-type: none"> • Fitzroy Terrace – Medindie Road: Complete • Medindie Road – Kingston Terrace: Complete • Kingston Terrace – Sir Edwin Smith Avenue: Complete • Sir Edwin Smith Avenue – War Memorial Drive: Complete • War Memorial Drive – Victoria Drive: Design under consideration • Victoria Drive – North Terrace: Design under consideration • North Terrace – Rundle Street: Design under consideration • Rundle Street – Greenhill Road: Complete <p>Regarding public transport access, bus stops are available on Jeffcott Street south of Barton Terrace West.</p>
<p>Stormwater</p>	<p>Investigations undertaken by Aurecon suggest future stormwater management would include roof drainage reticulating from the new Aquatic Centre, with the potential for catchment by way of onsite storage.</p> <p>This water could reticulate into the civil stormwater system through to the council stormwater main which is located in the footpath of Barton Terrace.</p> <p>There are adequate allowances in the existing systems, however, a further analysis is necessary to confirm the required detention by tanks or increased pipe sizing in accordance with Adelaide City Council requirements.</p>

Table 4 Utility Infrastructure

Utility Infrastructure	Response/Comment
<p>Water</p>	<p>The existing SA Water infrastructure main is suitable for future connection, especially given the existing Aquatic Centre facility is being demolished at completion of the new Centre. A flow and pressure test will need to be requested for the main to confirm adequacy for firefighting. Given the size of the main, this is not anticipated to be an issue.</p>

Utility Infrastructure	Response/Comment
	Further discussion is required with SA Water to review the impact of the new proposed site and facility location that require possible diversion works to the existing water mains within site.
Sewerage	The site is serviceable with an SA Water sewer main in Barton Terrace West. The existing is deemed to be suitable to be utilised for future connection. This is further enhanced with the existing AAC facility being demolished at completion of the new Centre. Provision of wastewater infrastructure is subject to a separate negotiation process with SA Water.
Telecommunications	There is no Telstra/Optus/TPG telecom infrastructure off Barton Terrace West or Jeffcott Rd. Further discussion will be required with telecom service providers to determine connectivity requirements for the new Adelaide Aquatic Centre. Alternatively, there is an opportunity to extend the connection from the existing TPG connection through the Park Lands.
Gas	The site has access to gas. There may be upgrades required to support the development.
Electricity	<p>The site has access to existing power infrastructure. The existing 11kV connection point will need to be decommissioned once the existing facility is demolished as the proposed building is to be located south of the existing connection point. It is considered the existing SAPN 11kV Infrastructure (cabling, demand loads) is adequate for the future connection.</p> <p>A new 11kV connection point is proposed in the south-western corner of the site off Jeffcott Rd. The connection is to be extended to the proposed and new transformer location on the site. This connection provision will be discussed and agreed upon with SAPN during early design stages.</p> <p>The electrical demand is assumed to be approximately 1400kVA based on a preliminary assessment.</p> <p>The existing SAPN Transformer (TF 23419) will need to be removed and decommissioned. A new 1500kVA transformer will need to be provided at a closer to the proposed facility. The exact location will need to be determined during concept design stages.</p>

The following services diagram in Figure 7 details the utility infrastructure discussions above.



Figure 7 Services Diagram

Code Amendment Outcome

The Affected Area is well serviced with utility infrastructure. Some upgrades will likely be required to service the facility as a result of its scale. Any upgrades will need to be negotiated through the detailed design phases of the project. As such, there are no barriers to rezoning from an infrastructure perspective. A policy response to these matters is not required through this Code Amendment.

5.3 Locality and Site Description

The land subject to this Code Amendment is located on the fringe of the Adelaide Central Business District (CBD). The Affected Area is bound by Barton Terrace West, Jeffcott Road, Fitzroy Terrace and Prospect Road and is approximately 17.8 hectares. It provides a gateway to the city from the north of Adelaide.

The Affected Area is part of the Adelaide Park Lands which are a destination for people within Adelaide and the broader suburban area. The Park Lands cover 760 hectares and are home to 29 parks and 6 city

squares. The Park Lands offer residents and visitors a variety of healthy living lifestyle opportunities through sport and exercise, recreation and relaxation.

The Affected Area is Pardipardinyilla / Denise Norton Park (Park 2) which comprises sporting fields, tennis courts, a playground and open space and the Adelaide Aquatic Centre. 'Pardipardinyilla' is the Kaurna name which loosely translates to 'swimming place'. It is a sport and recreation precinct within an open woodland setting.

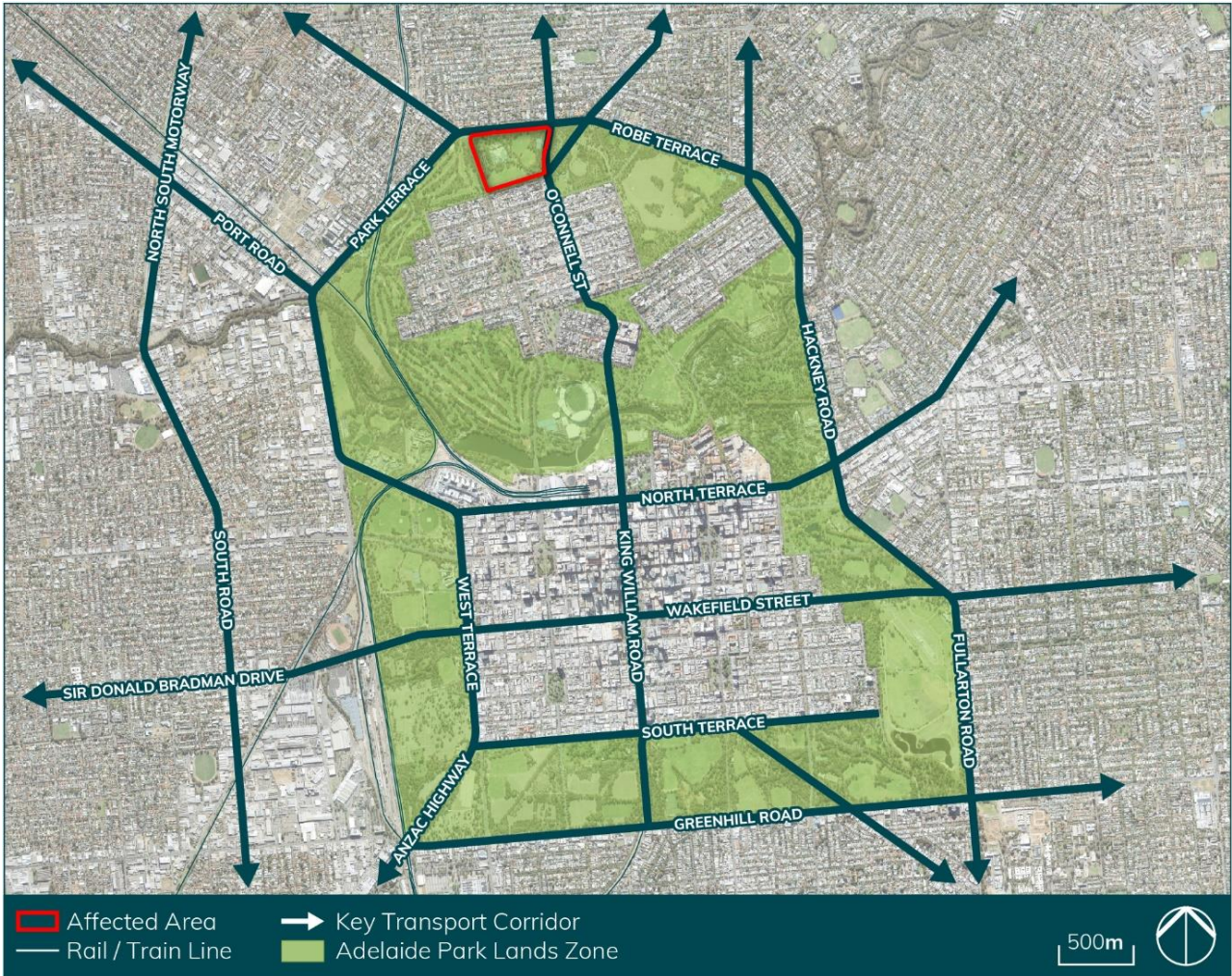


Figure 8 Affected Area Locality

The Affected Area is part of the Adelaide Park Lands separating the urban areas of the City from North Adelaide. Of note, the Affected Area is:

- Within 150 metres of O'Connell Street
- Just over 500 metres from high frequency public transport
- Approximately 3.5 kilometres from the CBD

- East and West bound by Park Lands, with a golf course to the west and open space to the east.
- To the north and south are well established residential areas which predominately consist of single-storey detached dwellings and some two-storey residential flat buildings. The area has a well-established character.

5.4 The Affected Area and Existing Facilities

Background

The Affected Area includes a range of facilities, including the Adelaide Aquatic Centre as shown on Figure 9 below. This includes ovals and facilities that are currently leased by Blackfriars, the Bush Magic Play Park, tennis courts and important avenue plantings and landscapes.



Figure 9 Current Site Use

The Adelaide Aquatic Centre was first constructed as the Adelaide Swimming Centre in 1969 and was an outdoor pool. The site was redeveloped in 1985 as the indoor state based Aquatic Centre. The total building footprint, excluding car parking is approximately 11,360 square metres, with the total approximate site footprint of 28,485 square metres.

The facilities for the existing Centre include:

- Aquatics facilities: 50m pool (eight lanes at 2.5m) with bleacher seating accommodating over 800, dive pool / water polo pool (33.2m by 20.8m) with a decommissioned grandstand area, program/leisure pools (739 sqm in total), slide, spa and sauna.
- Dry facilities: gymnasium (373 sqm), creche and café.
- Ancillary areas: reception, retail area, changerooms, office space, physiotherapy service, leased office space and operations areas.
- There is a total of 266 car parks including 10 disabled car parks (noting that these are not fully compliant with current standards).



Figure 10 Existing Adelaide Aquatic Centre Facilities

Key findings

- Due to the staging and timing of its development, the Aquatic Centre has a range of existing limitations with relatively poor facilities for children, health and wellness users and the crèche.
- The major functional weaknesses include the lack of family changerooms, the limited shallow pool space at peak times, the poor quality and size of the health and wellness area, the lack of a program room and the absence of a warm water pool. Key strengths of the existing Aquatic Centre include the accessibility to lap swimming and the range of aquatic spaces.
- A review of local government aquatic service provision, which also included a review of private sector provision, found that: there is a very low level of provision for warm water pools (hydrotherapy) and leisure pools (for children) and that apart from SA Aquatic and Leisure Centre and Aquadrome (which are 15km and 24km away respectively) there are no other indoor 50m pools in the area.
- There are a range of expectations and needs of different user groups (e.g. community users compared to sporting organisations).

Code Amendment Outcome

There is a strong demonstrated need for a new Aquatic Centre Facility in this location. A new Sub Zone and Concept Plan will provide an appropriate framework for the development of a new facility.

5.5 A New Aquatic Centre Facility

Background

DIT is responsible for the design and construction of the new Adelaide Aquatic Centre, working in collaboration with ORSR who will ultimately operate the facility.

DIT has confirmed that as a minimum the new Adelaide Aquatic Centre will incorporate the following:

- 50-metre lap pool
- Splash play areas
- Health and wellbeing services.

However, the design process remains in its early stages. Public consultation was undertaken in November/December 2022 to understand the kinds of experiences people would like to see in the new Centre and to inform the Concept Design.

Key findings

- It was noted that the new Centre should be a destination centre that broadens and increases participation, it should be family friendly and child safe and contribute to health and wellbeing benefits for the general community. It should focus on community and recreation, a complementary function to the SA Aquatic and Leisure Centre, which is the State's competition venue
- The purpose for the Aquatic Centre should be aligned to the State Government's focus on health and education (e.g. capability development). As a state-owned asset with a community focus, a unique opportunity exists to provide a unique integrated service with state government health services and a link to government health related policy.

- From a design perspective the new Centre must be contemporary and multi-purpose offering a range of programs and services including (but not limited to) social spaces, leisure water play, rehabilitation and lap swimming, fitness and wellbeing facilities, water bodies for a variety of sports and recreation, opportunities for education and learn to swim and group participation.
- From a customer perspective, key experiences/themes could be defined as being memorable, inclusive, enjoyable, accessible, seamless and with pathways or progressions.
- The new Centre should still play a role in providing pathways for sport and access for small sports should be assessed.
- Other important considerations in the planning process are the budget, the integration with the park precinct, the sustainability of the business model and the ongoing renewal of the asset.
- It is estimated that there could be up to 1.3 million visits per annum by 2030.

Code Amendment Outcome

The Adelaide Park Lands Zone includes a range of envisaged land uses that would apply to the Affected Area. To facilitate the development of the Aquatic Centre, additional land uses are proposed within the Aquatic Centre Sub Zone (refer to Table 6).

Under the definitions within the Code, an Aquatic Centre is likely to be defined as an 'Indoor Recreation Facility'. It has therefore been included within the envisaged land use list.

Indoor Recreation Facility Definition

Means a building designed or adapted primarily for recreation or fitness pursuits. It may include:

Bowling alley

Squash courts

Fitness centre

Gymnasium

Pilates studio

Yoga studio

Dance studio

Indoor swimming centre

Indoor trampoline centre

Indoor rock climbing centre

Indoor children's play centre

Indoor skating rink.

New Performance Outcomes (POs) and Designated Performance Features (DPFs) have been proposed for inclusion to ensure that any gymnasium, office, or swimming pool is associated with an indoor recreation facility rather than stand alone.

Table 5 Envisaged Land Uses

Land Uses in the Park Lands Zone	Additional Uses Proposed in the Aquatic Centre Sub Zone
Advertisement	Gymnasium
Conservation Work	Office
Outbuilding associated with open space maintenance	Indoor Recreation Facility
Recreation Area	Lighting
Shop	Swimming Pool
Special events	Consulting rooms (note: this could include physio therapy and other wellbeing services associated with the Aquatic Centre)
Sporting field or club Facility	
Structures associated with a public facility such as bike and vehicle parking, picnic / barbeque area, shelter and toilet.	

These uses will be ancillary to the operation of the Aquatic Centre. The policies will require that they are integrated into the Aquatic Centre design and not a standalone land use.

5.6 Traffic and Transport

Background

Stantec has been engaged to undertake investigations to inform the Code Amendment. They have specifically provided advice in relation to:

- Analysis of existing conditions and transport modes for access to the existing Aquatic Centre, for patrons, workers and servicing purposes. This includes car parking, public transport, walking and cycling. Additionally, analysis of access to the car parking area at the proposed site and impacts from traffic on the local streets in the adjacent suburbs of North Adelaide, Fitzroy and Prospect.
- Parking demand review and requirements for on-site car parking and bicycle parking at the proposed site for the new Adelaide Aquatic Centre.

- Access for walking, cycling and public transport - Analysis of the access to the proposed location for the new Adelaide Aquatic Centre via walking along the footpath network, for cyclists via the cycling routes and walk access to the closest bus stops.

Key Findings

Key findings of this analysis show:

- Traffic at the intersections on Fitzroy Terrace and Prospect Road is likely to increase marginally to the existing situation at the Aquatic Centre with the access locations for entry and exit to the car park remaining on Jeffcott Road. This increase will be within the capacity of the existing road network.
- The existing car park area is likely to be retained for parking, but the drop-off zone may need to be relocated closer to the entrance of the Aquatic Centre.
- When the building design and internal floor areas are finalised, car parking requirements can be confirmed based on appropriate modelling.
- The bus stops in Jeffcott Street south of Barton Terrace West with a Go Zone bus routes is the most convenient for public transport.
- Walking access is convenient and safe along Barton Terrace West on the south side and Jeffcott Street from the south and the internal paths in Park 2.
- Cycling access is well catered for with the bicycle network along Jeffcott Road, Jeffcott Street and around Park 2 with the off-road shared paths.

Figure 11 illustrates the key transport and access aspects of Pardipardinyilla / Denise Norton Park (Park 2). This figure demonstrates connection points with the existing facility and key intersections including Fitzroy Terrace, Torrens Road, Jeffcott Road and O'Connell Street.



Figure 11 Key Transport and Access

Code Amendment Outcome

Part 12 of the Code contains Concept Plans for localities across various Local Government Areas. Concept Plans support the orderly development of land through staging of development and/or the provision of infrastructure. Concept plans guide development by providing illustrations to support policy and view to the desired development over time. The findings from the traffic analysis will be illustrated on the Concept Plan, including the identification of access points, car parking and pedestrian / cyclist connections.

It is noted the existing Major Urban Transport Routes Overlay may trigger a Referral to the Commissioner of Highways through the Development Assessment process. This could occur in the instance the proposed development changes the nature of vehicular movements or increases the frequency of movements through the existing access. In the instance a Referral is required, a key objective of the applicable agency will be to ensure traffic along Fitzroy Terrace is not negatively impacted by the development.

5.7 Heritage and Landscape

Background

A preliminary Environment and Heritage Impact Assessment Report has been undertaken by DIT and Enviro Collective. The report identified areas of environmental value to be considered during siting and design of the new Centre. These investigations are preliminary, and a more detailed report is required. The assessment provides commentary on various matters related to environmental and cultural heritage.

Key Findings

- **Heritage**

The Affected Area is located within the National Heritage Listed Adelaide Park Lands and City Layout. As a result, some form impact is inevitable, nevertheless, the impact is anticipated to be minor given the use of the Park Lands will be in keeping with the current land use. Additionally, opportunities associated with demolition of the existing facility, returning this land to Park Lands and creating improved facilities are all positive contributions.

It is noted that there are several State Heritage Listed items within 100 metres of the site, as follows:

- 1647- Greenhill Galleries
- 27696- North Adelaide Service Reservoir
- 3190- Fitzroy House
- 3189- Dwelling 'Mitchell House'
- 1393- Dwelling 'Queen's School/Queen's College'
- 1376- Piccadilly (sometime Forum) Cinema

Many dwellings in the area are also listed as Local Heritage Places or Representative Buildings within the Code. The construction process will need to be appropriately managed to ensure the nearby State, Local or Representative items are impacted.

- **Cultural Landscape**

The City of Adelaide has developed a Cultural Landscape Study for the Parks and Squares that make up the Park Lands. The study was produced by Associate Professor David Jones in 2007. The study discusses plantings and historical evolution of the site. Key points of interest include:

- There are no specific references to Kaurna sites or activities, pre-contact or post-contact, for Padipadinyilla/Park 2.
- Padipadinyilla/Park 2 hosted intermittent camping by the Kaurna as the locality was on several movement and trade routes, and there was an abundance of game in the area.
- Between the 1850s to the 1870s Padipadinyilla/Park 2 was used for grazing, firewood collection and agistment. By the late 1860s most of the indigenous vegetation had been effectively removed.
- A planting report was developed in 1880 and guided tree planting. Today the plantings and planting design pattern for Padipadinyilla/Park 2 is underpinned by the Brown Report developed in 1880.

- The ovals were developed in the early 1960.
- In 1964 a proposal developed for the relocation of the Adelaide Swimming Pool to Padipadinyilla/Park 2, from its former site on King William Road, which is now occupied by the Adelaide Festival Centre.



Figure 12 Heritage Considerations

Code Amendment Outcome

The investigations identify the merit of the proposal and therefore support the application of an Aquatic Centre Sub Zone and supporting Concept Plan.

Planning consent will be required for the demolition of the existing facility and a Performance Assessment pathway will ensure a contextual design response for the new facility that complements the historic values of the local area. Furthermore, due to the application of the Design Overlay and the development exceeding \$10 million in value, the proposal will be referred to the Government Architect. The Government Architect is a referral body that has a role in the development assessment process by providing expert design advice which the approval authority must have regard to.

5.8 Site Contamination

Background

LBWco have been engaged to undertake the required environmental assessments for the new Aquatic Centre. The scope includes a preliminary site investigation (PSI) in accordance with Environmental Protection Authority guidelines, including a desktop site history report and soil assessment of the preferred site location to assess the contamination status of soils, the suitability of soils for the proposed commercial and recreational land uses, and the preliminary waste classification for soils that may be surplus to development needs.

Key Findings

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

Relevant Code Policies

Desired Outcome

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

Performance Outcome

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

Code Amendment Outcome

No amendment to the Code is recommended.

5.9 Stormwater Management

Background

Aurecon were engaged to undertake a stormwater analysis for the site. The analysis reviewed current capacity versus future capacity.

Key Findings

Management of stormwater for the new facility would include roof drainage reticulation from the new Aquatic Centre, with the potential for catchment by way of onsite storage to be proposed. This would then reticulate into the civil stormwater system through to the council stormwater main located in Barton Terrace. Aurecon have confirmed there would be adequate allowances within the existing systems, however, a civil engineer would need to confirm the required detention by tanks or increased pipe sizing in accordance with City of Adelaide requirements. Additional matters for consideration include:

- The site can be developed to accommodate stormwater management techniques that meet Council's requirements.

- The Code includes a range of policies that address stormwater management.
- The Hazards (Flooding – Evidence Required) applies to the whole of the Affected Area, which means that no specific investigations have been undertaken to-date to address flood risk. Given the height of the land, flood risk is unlikely.

The relevant policies contained in the Hazards (Flooding – Evidence Required) Overlay are provided below:

Relevant Code Policies

Desired Outcome

DO1 Development adopts a precautionary approach to mitigate potential impacts on people, property, infrastructure and the environment from potential flood risk through the appropriate siting and design of development.

Performance Outcome

PO1.1 Development is sited, designed and constructed to minimise the risk of entry of potential floodwaters where the entry of flood waters is likely to result in undue damage to or compromise ongoing activities within buildings.

PO2.1 Buildings and structures used either partly or wholly to contain or store hazardous materials are designed to prevent spills or leaks leaving the confines of the building.

DTS/DPF 1.1

Habitable buildings, commercial and industrial buildings, and buildings used for animal keeping incorporate a finished floor level at least 300mm above:

(a) the highest point of top of kerb of the primary street

or

(b) the highest point of natural ground level at the primary street boundary where there is no kerb

DTS/DPF 2.1

Development does not involve the storage of hazardous materials.

Code Amendment Outcome

No changes are required to the Code.

5.10 Significant and Regulated Trees

Background

Arborman Tree Solutions were engaged to evaluate tree suitability for retention through a Tree Retention Rating system and provide Preliminary Tree Protection advice for trees to be retained.

The preliminary tree assessment provides:

- Identification of the species of each tree and assessment of their health and structure.
- Identification of the legislative status of trees as defined in the *Planning, Development and Infrastructure Act 2016*.
- Tree Retention Rating for each tree, this has been applied to all trees regardless of legislative status.
- Identification of the Tree Protection Zone for each tree.

Key Findings

The preliminary tree assessment considered 457 trees identified as a mix of indigenous, native and exotic species. The assessment identified most trees to be in Good to Fair overall condition with only eighteen trees displaying poor overall condition.

The assessment has identified there are twenty-five Significant Trees, and fifty-nine Regulated Trees as defined in the *Planning, Development and Infrastructure Act 2016*. The remaining trees are either exempt from regulation or unregulated. There are eighteen trees which are considered to provide 'important' aesthetic and/or environmental benefit which would warrant their protection; the remaining trees whilst providing benefit in this regard do not do so to a level that would be considered to be 'important'. Additionally, all the trees assessed have been identified as assets of the City of Adelaide.

The assessment has identified fifteen Regulated Trees, six Significant Trees and six unregulated trees/tree groups considered to have a High Retention Rating.

The remaining trees achieve a Moderate or Low Retention Rating. Trees that achieve a Moderate Retention Rating are worthy of consideration for retention if they can be adequately protected in an otherwise reasonable and expected development. The trees that achieve a Low Retention Rating should not form a constraint to an otherwise reasonable and expected development.



Figure 13 Site Trees

A proposal to remove or damage a tree which meets the above definitions is subject to an application to the relevant authority for a 'Tree Damaging Activity'.

The key policy requirements of the Overlay are noted below:

- Seek to conserve Regulated and Significant Trees to provide aesthetic and environmental benefits.
- Where possible, retain Regulated Trees where they make an important visual contribution to the local character and amenity, are indigenous to the local area and/or provide habitat for native fauna.
- Where possible, retain Significant Trees that contribute to the character or amenity of the local area, are indigenous to the local area and/or provide habitat for native fauna, form part of a wildlife corridor of remnant native vegetation and/or contribute to the maintenance of biodiversity in the local environment.
- Where tree damaging activities are proposed and are not associated with a broader development, the Overlay limits removal or damage to trees unless the tree/s is diseased and has a short-life expectancy or to mitigate unacceptable risk to public or private safety. The Overlay seeks to avoid damaging Significant Trees unless all reasonable remedial treatments and measures have been determined to be ineffective.

- Where tree damaging activities are in connection with other development, damage to significant and regulated trees should only be undertaken where it accommodates a reasonable development in accordance with the relevant zone and where the development might not be possible otherwise. Where the tree is identified as significant, all reasonable development options and design options will need to be considered to prevent a substantial tree-damaging activity occurring.

Code Amendment Outcome

Significant and Regulated Trees are managed by the *Planning Development and Infrastructure Act 2016* and require development approval prior to their removal. The Regulated and Significant Tree Overlay from the Code applies to the Affected Area to ensure conservation of Regulated and Significant Trees to provide aesthetic and environmental benefits and mitigate tree loss, and to guide the assessment of proposals for their removal where necessary.

5.11 Flora & Fauna

Background

Succession Ecology were engaged to undertake a preliminary assessment to identify any threatened flora and fauna that may be impacted by the proposed development.

The desktop assessment utilised mapping and data from the Environment and Heritage Impact Assessment Report (EHAR) developed by Enviro Collective as well the tree assessment carried out by Arborman Tree Solutions.

In addition, a field assessment was carried out on 12 December 2022 covering approximately 10 hectares in the Affected Area. The assessment addressed weeds (Declared and Environmental), fauna observed and the habitat value of the trees at the site.

Key Findings

- **Flora**

Tree diversity within the Affected Area is dominated by exotic or non-endemic native species. These trees were planted for their amenity value, noting however there were two species identified as being indigenous to the Adelaide region, these were the River Red Gum and the South Australian Blue Gum.

The Eucalypts provide aesthetic benefits because of their tall, densely foliated habits and environmental advantages. However, their structure also offers hollows, nesting sites and floral resources for native species. Irrespective of endemism, mature trees provide environmental value for a suite of native fauna.

Aleppo Pines and Moreton Bay Figs, in particular, showed evidence of being utilised by native species including two threatened species: the Yellow-tailed Black Cockatoo and the Grey-headed Flying-fox.

- **Fauna**

Fifteen native fauna or indicators of their presence were observed on-site during the survey. The presence of two mammal species, the Common Brushtail Possum and Grey-headed Flying-fox, was noted within the project area.

The Grey-headed Flying-fox is listed as Vulnerable under the EPBC Act 1999 and Rare under the NPW Act 1972, while the Common Brushtail Possum is listed as Rare under the South Australian NPW Act 1972. The presence of both these species on-site was expected, given their adaptability to urban/semi-

urban settings. Common Brushtail Possums are well-adapted to inner city localities, especially within the Adelaide parklands, where they predominately use scattered Eucalypts for food and shelter.

A large colony of Grey-headed Flying-foxes live near the Adelaide Aquatic Centre, within the Adelaide Botanic Park. This species forages on fruiting trees, and the abundance of fig trees within the park provide them a food source.

Two species of cockatoo, the Yellow-tailed Black Cockatoo, listed as Vulnerable under the NPW Act 1972, and the Sulphur-crested Cockatoo (*Cacatua galerita*), were recorded during the survey. Other common urban bird species including:

- Little Corella (*Cacatua sanguinea*).
- Rainbow Lorikeet (*Trichoglossus moluccanus*).
- Eastern Rosella (*Platycercus eximius*).
- Striated Pardalote (*Pardalotus striatus*).
- Galah (*Eolophus roseicapilla*).

These birds depend on flowering and fruiting trees for food, and hollows for shelter. Hollows in Australian open woodland landscapes take a very long time to form and provide shelter to a wide range of species, thereby making preservation of these structures crucial for native biodiversity.

Code Amendment Outcome

The report prepared by Succession Ecology recommends maintaining biodiversity by minimising impacts upon fig, pine and large Eucalyptus trees. The Regulated and Significant Tree Overlay currently applies over the Affected Area and provides adequate policy to protect and retain trees which provide both aesthetic and environmental benefits. No changes are therefore recommended to the Code.

5.12 Noise

Background

Sonus Pty Ltd were engaged to undertake an acoustic assessment considering the potential environmental noise associated with the envisaged development in accordance with the proposed Code Amendment.

The assessment has been conducted to determine the potential for the goal noise levels to be achieved. For the purposes of this assessment, it was assumed that the existing carpark will be retained and that mechanical plant will be similar to those from similar facilities. Specifically, the assessment considers:

- The noise criteria that would apply as a result of the Code Amendment.
- The suitability of the resulting noise criteria in the context of established standards and guidelines.
- The potential for the criteria to be achieved.

Key Findings

- The following goal noise levels would apply for any new development within the proposed Aquatic Centre Sub Zone, when measured at existing noise sensitive receivers within the City Living Zone:
 - an average (L_{eq}) noise level of 52 dB(A) during the daytime (7am to 10pm).
 - an average (L_{eq}) noise level of 45 dB(A) at night (10pm to 7am).
 - a maximum (L_{max}) noise level of 60 dB(A) at night (10pm to 7am).
- These noise levels which are linked to the Code are associated to the Environment Protection Policy 2007 and ultimately based on the World Health Organisation Guidelines for Community Noise. By controlling noise levels to within these ranges the goal is to prevent annoyance, sleep disturbance and unreasonable interference on the amenity of an area.
- Mechanical and patron noise will be the two main noise generators as a result of the proposed development. Regarding mechanical noise, the analysis took into consideration air conditioning, water pumps and a pool water heating plant. It is assumed that the mechanical plant will require ongoing operation day and night.
- A sound model was prepared to determine if anticipated mechanical noise levels could be contained to acceptable levels by using standard acoustic treatments. This process identified noise levels of approximately 30 dB(A) for nearby residences, achieving all goal levels for the day and night periods.
- An indicative assessment was made for likely noise generated from patrons. This was based on typical voice levels and identified noise levels below 40 dB(A) could be achieved by using standard building materials, such as laminated glass.
- The assessment illustrates that the envisaged noise from the mechanical plant and patrons can be managed through practical acoustic treatment techniques and standard building materials. Nevertheless, ongoing consideration will be required through the future Aquatic Centre design process.
- An Acoustic Report will need to be lodged with the development proposal once the design is understood.
- The Code includes a range of policies to address acoustic impacts:

Relevant Code Policies

Desired Outcome

DO1 Development is located and designed to mitigate adverse effects on or from neighbouring and proximate land uses.

Performance Outcome

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

1. the nature of the development
2. measures to mitigate off-site impacts

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

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

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

Code Amendment Outcome

Based on the outcomes of the analysis prepared by Sonus, it is considered the 'Interface between Land Uses' module under Part 4 of the Code, provides adequate guidance relative to ensuring development adjacent sensitive receivers is designed in a manner which minimises negative impacts. Development in the Affected Area will call up these policies, obligating the relevant authority to consider them through the assessment.

5.13 Urban Form and Interface

Background

The existing Adelaide Aquatic Centre measures 19 metres at its highest point, translating to approximately five storeys. The facility is set back about 150 metres from Barton Terrace West. Figure 14 and 15 shows the existing viewpoint of the facility looking north from Barton Terrace West.

Key Findings

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

Relevant Code Policies

Performance Outcome

Overshadowing of habitable room windows of adjacent residential land uses in:

- a. neighbourhood-type zone is minimised to maintain access to direct winter sunlight
- b. other zones is managed to enable access to direct winter sunlight.

Code Amendment Outcome

- Illustrate on the Concept Plan key pedestrian linkages through the site.
- Identify the landscaped interface between the residential areas along Barton Terrace West and Park 2 as important to be retained.
- Identify the historic diagonal pine avenue and connection to O'Connell Street on the Concept Plan.



Figure 14 View from Barton Terrace West



Figure 15 View from corner of Jeffcott Road and Barton Terrace West



Figure 16 Design Considerations

6. Recommended Policy Changes

Following is a list of the recommended policy changes which are proposed in response to the investigations undertaken in support of this Code Amendment:

Proposed Zones

- Retain the Affected Area within **Adelaide Park Lands Zone**.
- Refine policies to support the return of the existing Aquatic Centre site to Park Lands and to develop an Indoor Recreation Centre (Aquatic Centre).
- List new land uses as accepted development where they are minor and/or temporary in nature and required to support the Adelaide Aquatic Centre redevelopment.

Proposed Sub Zone

- Introduce and apply a new Aquatic Centre Sub Zone.

Concept Plan

- Apply a new Concept Plan that guides the development of the site including:
 - Indicative vehicle access points.
 - Pedestrian entries and connections through the site.
 - Avenue tree planting and landscape buffers.
 - Land to be returned to Park Lands.
 - The indicative location of the Aquatic Centre site including space for construction activities and temporary structures.

Proposed Overlays

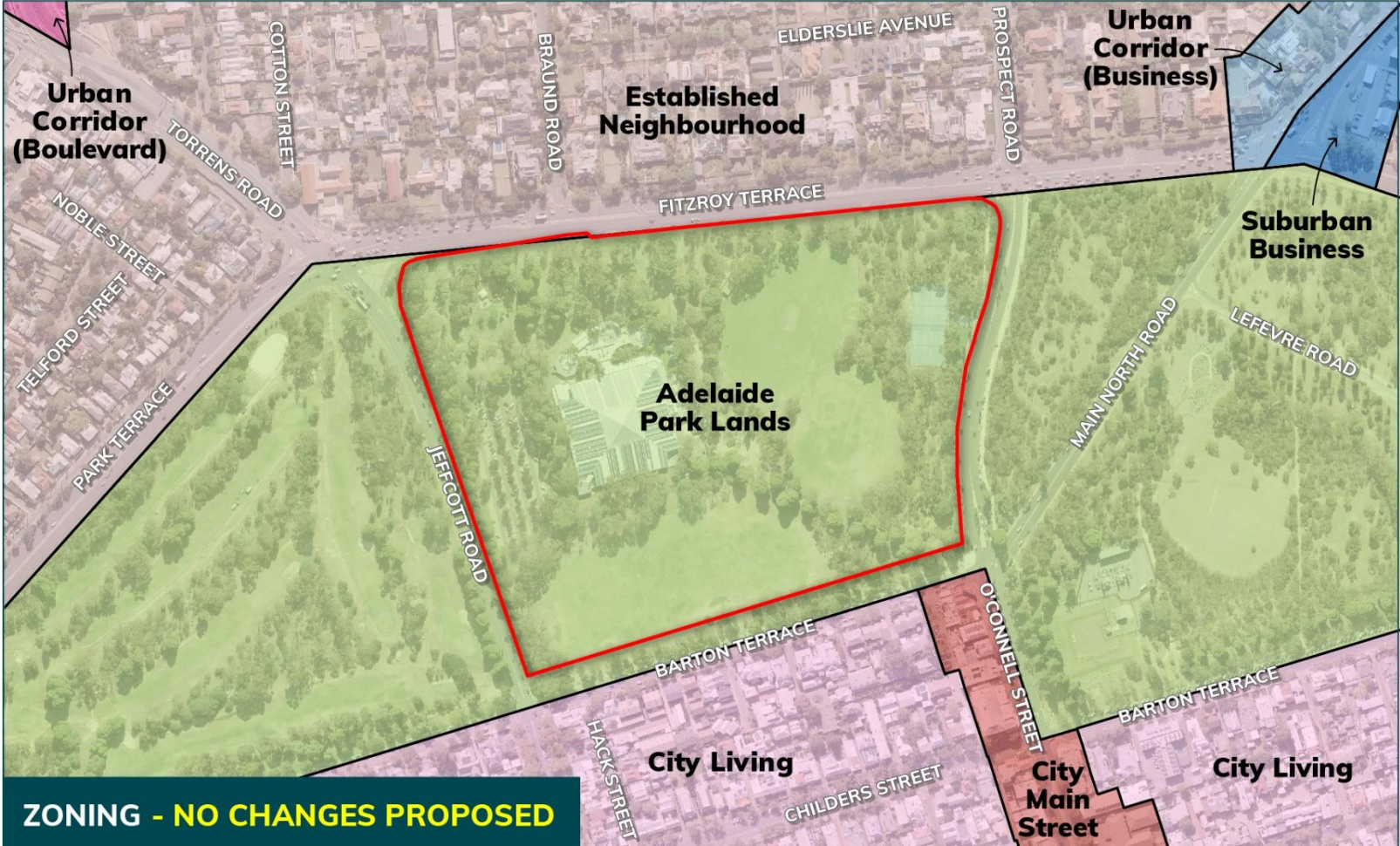
- Retain existing suite of Overlays identified in **Table 2**.

Attachment A – Affected Area Mapping



Attachment B – Current Code Policy and Mapping

B.1 – Current Zone and Overlay Maps

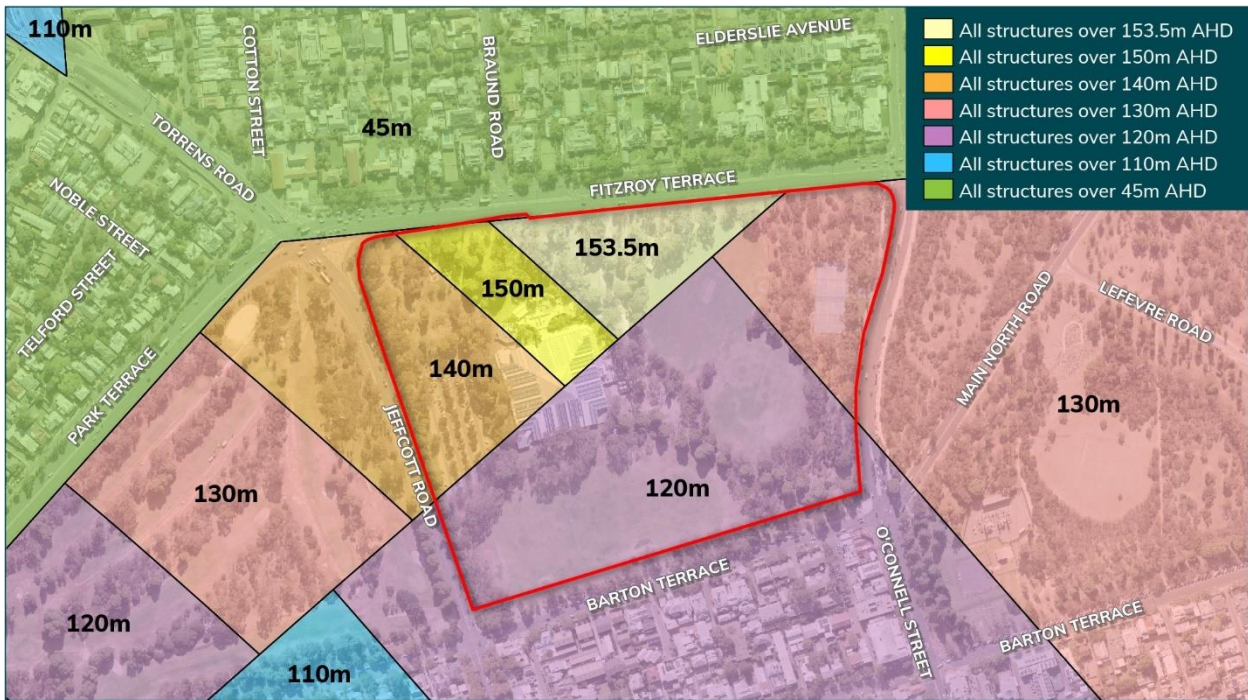




ADVERTISING NEAR SIGNALISED INTERSECTIONS OVERLAY - NO CHANGES PROPOSED



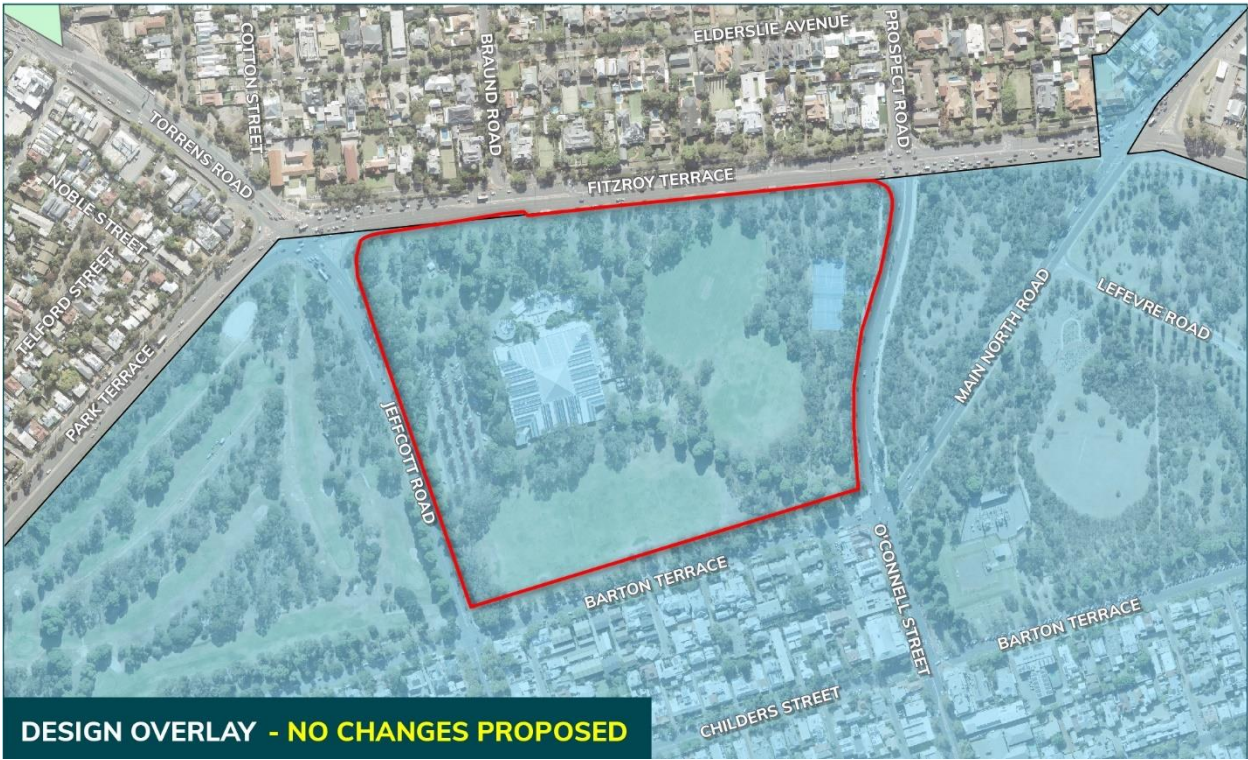
AIRCRAFT NOISE EXPOSURE OVERLAY - NO CHANGES PROPOSED

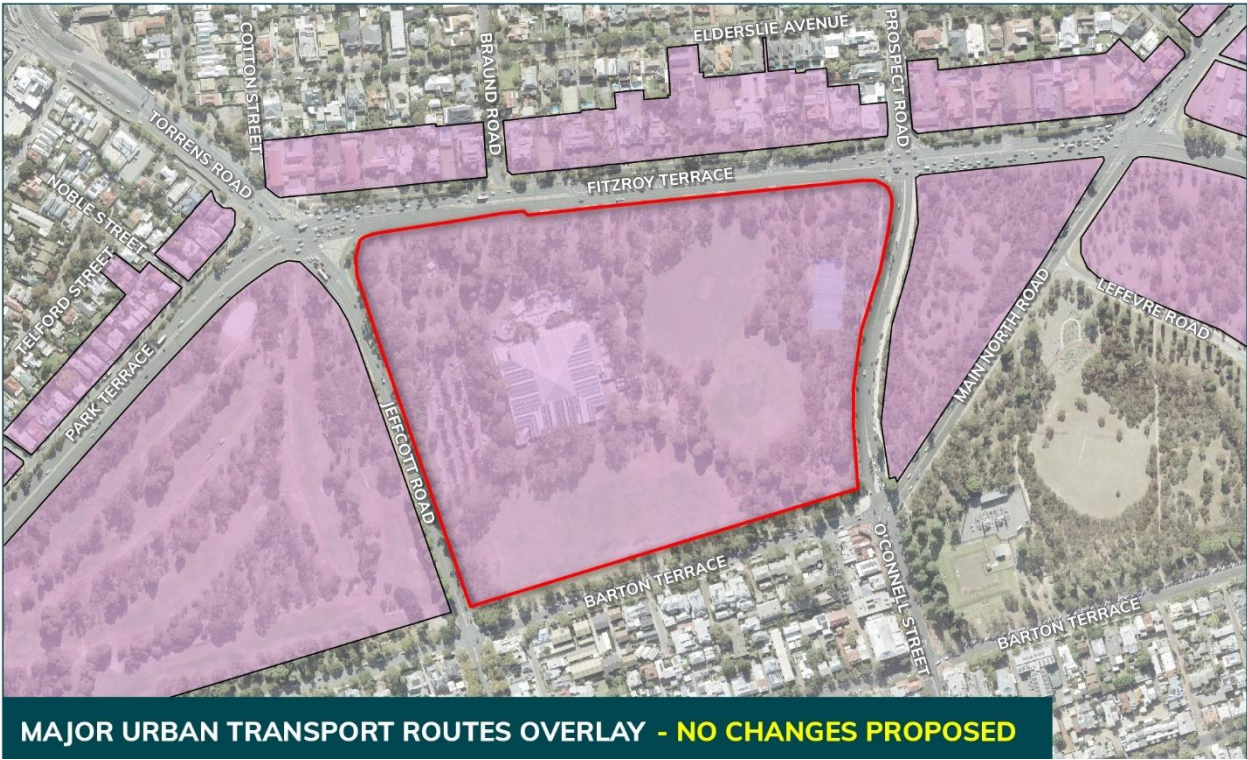


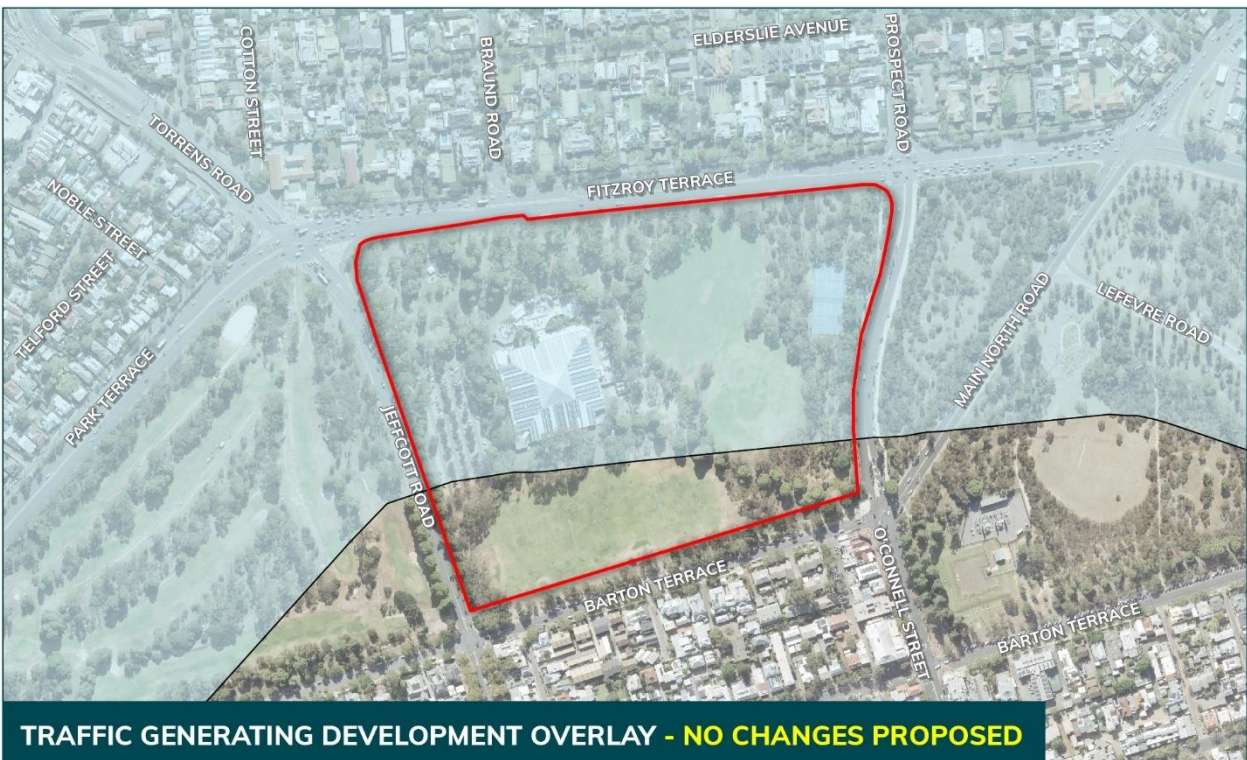
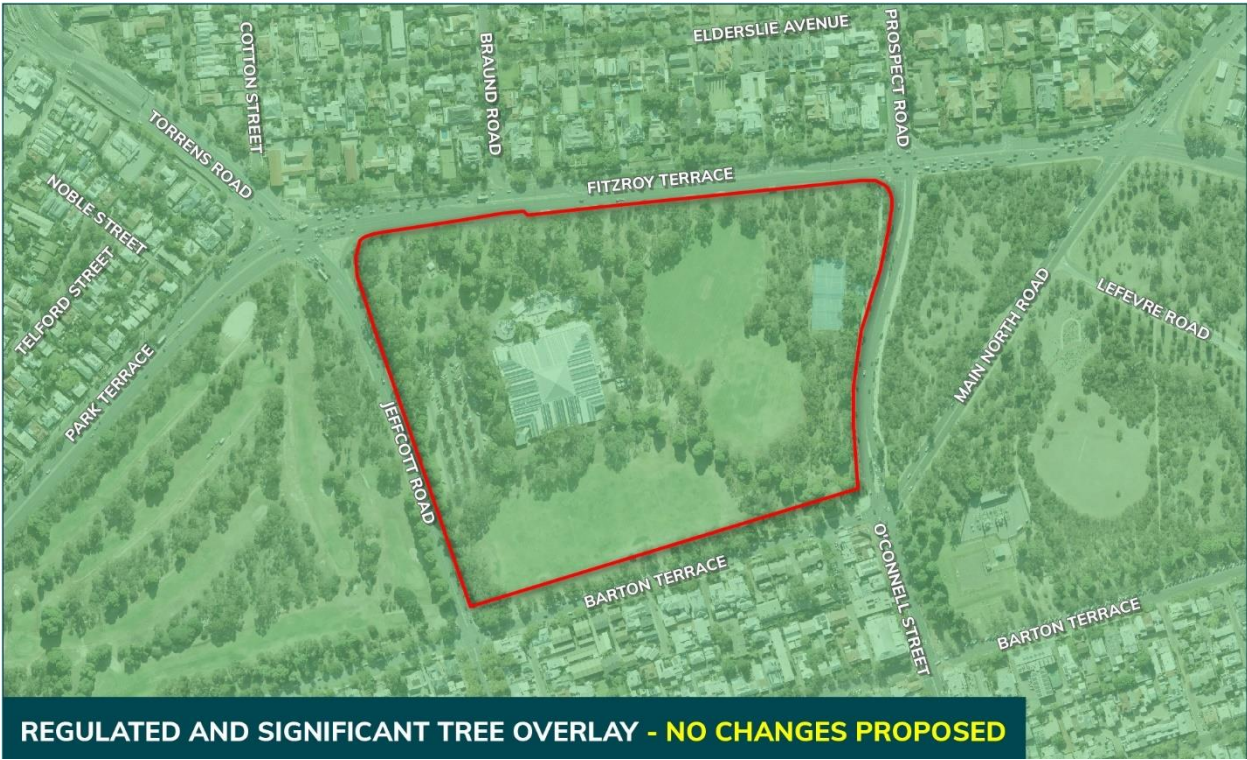
AIRPORT BUILDING HEIGHTS (REGULATED) OVERLAY - NO CHANGES PROPOSED



BUILDING NEAR AIRFIELDS OVERLAY - NO CHANGES PROPOSED







B.2 – Current Policy Content

The following Zones and Overlays currently apply to the locality. Note for the purposes of brevity and ease of use, Assessment Tables 1 to 5 applying to the Zone have not been included (just the policies).

Please refer to the Planning and Design Code at:

(https://code.plan.sa.gov.au/home/browse_the_planning_and_design_code?code=browse) to view each of the tables applying to each Zone.

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: (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: (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: (a) are ancillary to a recreational use, club, sporting facility (b) do not exceed 50m ² 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> <p>(a) the development is the replacement of an existing building and does not increase the overall building footprint</p> <p>(b) the building design is contextual and of high-quality so that it complements its setting when viewed from all perspectives</p> <p>(c) provides complementary recreation, sporting or tourism facilities that could not otherwise have been provided in the zone</p> <p>and</p> <p>(d) the building is designed to be multi-purpose and can be used by more than one user group.</p>	<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> <p>(a) Adelaide Oval</p> <p>(b) Memorial Drive tennis precinct- formal sport related facilities</p> <p>(c) Torrens Lake - boating facilities</p> <p>(d) Adelaide High School - education and related facilities</p> <p>(e) National Wine Centre - tourism related facilities within the existing site boundaries</p> <p>(f) Adelaide Botanic Garden - restaurants, function facilities and passive recreation facilities</p> <p>(g) Adelaide Zoo - a range of tourism and visitor related facilities that add to the zoo as a key city attraction</p> <p>(h) Golf Course - club facilities and restaurants</p> <p>(i) West Terrace Cemetery - chapel, visitor and interpretative centre and operational facilities</p> <p>(j) North Adelaide Train Station - rail services facilities</p> <p>(k) Victoria Park Grandstand.</p>	<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> <p>(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</p> <p>(b) where it facilitates safe, connected pedestrian and cycle movement</p> <p>(c) where it facilitates the treatment and/or management of stormwater in a passive and natural landscaped setting.</p>	<p>DTS/DPF 1.10</p> <p>None are applicable.</p>
<p>Built Form and Character</p>	

Policy24 - Enquiry

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 1520 1695"> <thead> <tr> <th data-bbox="831 1599 1520 1630">Description</th> </tr> </thead> <tbody> <tr> <td data-bbox="831 1630 1520 1662">Concept Plan 79 - Primary Pedestrian Area</td> </tr> <tr> <td data-bbox="831 1662 1520 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
----------------------	----------------------

	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)
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.	None specified.
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.	Except any of the following: <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.
3. Any development involving any of the following (or of any combination of any of the following): <ol 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. 	None specified.
4. Demolition.	Except any of the following: <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.
5. Shop.	Except shop that does not satisfy Adelaide Park Lands Zone DTS/DPF 1.2.
Placement of Notices - Exemptions for Performance Assessed Development	
None specified.	
Placement of Notices - Exemptions for Restricted Development	
None specified.	

Attachment C – Proposed Code Policy

C.1 – New Sub Zone

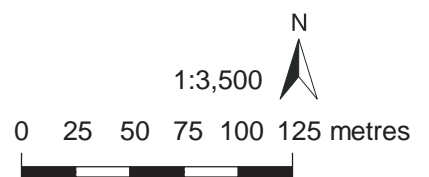
This mapping illustrates the new Sub Zone that will be referenced in the Zone.



C.2 –New Concept Plan Map



- Concept Plan Boundary
- ↔ Indicative Vehicle Access Point
- ➔ Pedestrian Entry
- Pedestrian Connection
- ⋯ Indicative Pedestrian Connection
- CP Existing Car Parking
- Indicative Aquatic Centre Site (including Parking Areas)
- Protect Avenue Planting and Landscape Buffer
- Return to Park Lands



Concept Plan X

Adelaide Aquatic Centre

C.3 - New Concept Plan TNV

This mapping illustrates the new Concept Plan that will be referenced in the Zone as a TNV.



C.4 – New Policy Content

Part 2 - Zones and Sub Zones

Adelaide Park Lands Zone

Note: Green is new text, Red is deleted text

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: 1. Advertisement

	<ol style="list-style-type: none"> 2. Conservation work 3. Outbuilding associated with open space maintenance 4. Recreation area 5. Shop 6. Special events 7. Sporting field or club facility 8. Structures associated with a public facility such as bike and vehicle parking, picnic / barbeque area, shelter and toilet.
<p>PO 1.2</p> <p>Shops in appropriate areas of the Adelaide Park Lands:</p> <ol style="list-style-type: none"> 1. 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 2. positively contribute to Adelaide Park Lands activation and setting without being visually prominent. 	<p>DTS/DPF 1.2</p> <p>Shops (other than in the Aquatic Centre Sub Zone):</p> <ol style="list-style-type: none"> 1. are ancillary to a recreational use, club, sporting facility 2. do not exceed 50m² in gross leasable floor space and 3. do not increase the building footprint.
<p>PO 1.3</p> <p>Community, cultural, tourism, shop or licensed premises located adjacent to the southern bank of the River Torrens between Montefiore Road and King William Road.</p>	<p>DTS/DPF 1.3</p> <p>None are applicable.</p>
<p>PO 1.4</p> <p>Community, cultural and tourism uses in association with the Torrens Training Depot and Parade Ground.</p>	<p>DTS/DPF 1.4</p> <p>None are applicable.</p>
<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>Other than in the Aquatic Centre Sub Zone, 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> <ol style="list-style-type: none"> 1. the development is the replacement of an existing building and does not increase the overall building footprint 2. the building design is contextual and of high-quality so that it complements its setting when viewed from all perspectives 3. provides complementary recreation, sporting or tourism facilities that could not otherwise have been provided in the zone <p>and</p> <ol style="list-style-type: none"> 4. 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> <ol style="list-style-type: none"> 1. Adelaide Oval 2. Memorial Drive tennis precinct-formal sport related facilities 3. Torrens Lake - boating facilities 	<p>DTS/DPF 1.8</p> <p>None are applicable.</p>

<ol style="list-style-type: none"> 4. Adelaide High School - education and related facilities 5. National Wine Centre - tourism related facilities within the existing site boundaries 6. Adelaide Botanic Garden - restaurants, function facilities and passive recreation facilities 7. Adelaide Zoo - a range of tourism and visitor related facilities that add to the zoo as a key city attraction 8. Golf Course - club facilities and restaurants 9. West Terrace Cemetery - chapel, visitor and interpretative centre and operational facilities 10. North Adelaide Train Station - rail services facilities 11. Victoria Park Grandstand. 	
<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 1.9</p> <p>Development of public infrastructure is appropriate:</p> <ol style="list-style-type: none"> 1. 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 2. where it facilitates safe, connected pedestrian and cycle movement 3. where it facilitates the treatment and/or management of stormwater in a passive and natural landscaped setting. 	<p>DTS/DPF 1.90</p> <p>None are applicable.</p>
<p>Built Form and Character</p>	
<p>PO 2.1</p>	<p>DTS/DPF 2.1</p> <p>None are applicable.</p>

<p>A contextual design response that complements the open space function, natural and cultural character of the area and is suitably screened by landscaping.</p>	
<p>PO 2.2</p> <p>Development includes lighting that positively contributes to public safety, activity and amenity within the Adelaide Park Lands.</p>	<p>DTS/DPF 2.2</p> <p>None are applicable.</p>
<p>PO 2.3</p> <p>Utility and supply services, holding tanks, substations, power lines and other utility facilities that are unobtrusive and where practicable, placed underground.</p>	<p>DTS/DPF 2.3</p> <p>None are applicable.</p>
<p>PO 2.4</p> <p>Development sited and designed to minimise negative impacts on adjacent residential uses.</p>	<p>DTS/DPF 2.4</p> <p>None are applicable.</p>
<p>Natural / Cultural Landscape Character</p>	
<p>PO 3.1</p> <p>Development protects, enhances and improves public access to:</p> <ol style="list-style-type: none"> 1. areas of special landscape character (such as formal gardens, significant stands of trees, and the like) <p>and</p> <ol style="list-style-type: none"> 2. areas and items of indigenous and post-colonial cultural significance. 	<p>DTS/DPF 3.1</p> <p>None are applicable.</p>
<p>PO 3.2</p> <p>Development recognises the Park Land's National Heritage Values.</p>	<p>DTS/DPF 3.2</p> <p>None are applicable.</p>
<p>PO 3.3</p> <p>Development maintains the visual distinction between the predominantly open landscape character of the Adelaide Park Lands and the built-form of adjacent Zones.</p>	<p>DTS/DPF 3.3</p> <p>None are applicable.</p>

<p>PO 3.4</p> <p>Development contributes to the return of alienated land to Adelaide Park Lands where practical.</p>	<p>DTS/DPF 3.4</p> <p>None are applicable.</p>
<p>PO 3.5</p> <p>Development sensitive to native biodiversity which incorporates ways to protect and improve biodiversity through its design and siting.</p>	<p>DTS/DPF 3.5</p> <p>None are applicable.</p>
<p>PO 3.6</p> <p>Development enhances natural creek channels and watercourses as a major landscape and stormwater management feature.</p>	<p>DTS/DPF 3.6</p> <p>None are applicable.</p>
<p>Advertisements</p>	
<p>PO 4.1</p> <p>Permanent advertisements or advertising hoardings only provide interpretive information or directions relating to features and facilities within the Adelaide Park Lands.</p>	<p>DTS/DPF 4.1</p> <p>None are applicable.</p>
<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> <ol style="list-style-type: none"> 1. not exceeding 2m² on a building or site 2. 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 3. do not: <ol style="list-style-type: none"> 1. move or flash 2. reflect light so as to be an undue distraction to motorists 3. use internal lighting or 4. principally advertise brands or products.
<p>Movement, access and parking</p>	
<p>PO 5.1</p>	<p>DTS/DPF 5.1</p>

Development does not restrict public access to land within the zone and ensures the Adelaide Park Lands are universally accessible.	None are applicable.				
<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>Other than in the Aquatic Centre Sub Zone, 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>				
Fencing					
<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>				
Concept Plans					
<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="821 1423 1414 1640"> <thead> <tr> <th data-bbox="821 1423 1414 1465">Description</th> </tr> </thead> <tbody> <tr> <td data-bbox="821 1465 1414 1518">Concept Plan 79 - Primary Pedestrian Area</td> </tr> <tr> <td data-bbox="821 1518 1414 1570">Concept Plan 125 - City Riverbank - West</td> </tr> <tr> <td data-bbox="821 1570 1414 1640">Concept Plan xx – Adelaide Aquatic Centre</td> </tr> </tbody> </table> <p>In relation to DTS/DPF 7.1, in instances where:</p> <ol style="list-style-type: none"> <li data-bbox="862 1759 1414 1890">1. 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 	Description	Concept Plan 79 - Primary Pedestrian Area	Concept Plan 125 - City Riverbank - West	Concept Plan xx – Adelaide Aquatic Centre
Description					
Concept Plan 79 - Primary Pedestrian Area					
Concept Plan 125 - City Riverbank - West					
Concept Plan xx – Adelaide Aquatic Centre					

	<p>of the proposed development. Note: multiple concept plans may be relevant.</p> <p>2. in instances where ‘no value’ is returned, there is no relevant concept plan and DTS/DPF 7.1 is met.</p>
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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 Classification Criteria
Temporary car parking facilities.	Within the Adelaide Aquatic Centre Sub Zone.
Temporary buildings and structures related to construction activities including (but not limited to) site offices, gantries, temporary fencing, hoarding and scaffolding	Within the Adelaide Aquatic Centre Sub Zone.
Stormwater infrastructure	Within the Adelaide Aquatic Centre Sub Zone.
Temporary fencing	Within the Adelaide Aquatic Centre Sub Zone.
Essential infrastructure	Within the Adelaide Aquatic Centre Sub Zone.

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.

<p style="text-align: center;">Class of Development (Column A)</p>	<p style="text-align: center;">Exceptions (Column B)</p>
<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>2. Any development involving any of the following (or of any combination of any of the following):</p> <ol style="list-style-type: none"> 1. advertisement 2. conservation work 3. fence 4. internal building work 5. outbuilding associated with open space maintenance 6. recreation area 7. retaining wall 8. shade sail 9. solar photovoltaic panels (roof mounted) 10. special events 11. sporting field or club facility 12. structures associated with a public facility such as bike and vehicle parking, picnic / barbeque area, shelter and toilet 13. temporary public service depot 14. water tank. 	<p>None specified.</p>
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<p>1. 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.
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<p>1. Shop.</p>	<p>Except shop that does not satisfy Adelaide Park Lands Zone DTS/DPF 1.2.</p>
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Placement of Notices - Exemptions for Performance Assessed Development

None specified.

Placement of Notices - Exemptions for Restricted Development

None specified.

Adelaide Aquatic Centre Sub Zone

Assessment Provisions (AP)

Desired Outcome (DO)

Desired Outcome	
DO 1	A recreation precinct that is a destination for quality leisure, recreation, health and wellness and active sport.
DO 2	Exemplary design of buildings to be respectful of the heritage values of the Adelaide Park Lands.

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	
<p>PO 1.1</p> <p>A range of open space, recreation and/or sport facilities.</p>	<p>DTS/DPF 1.1</p> <p>Development comprises one or more of the following:</p> <ul style="list-style-type: none"> • Advertisement • Conservation work • Consulting rooms • Gymnasium • Office • Outbuilding associated with open space maintenance • Indoor Recreation Facility • Lighting • Recreation area • Shop • Special events • Sporting field or club facility • Swimming pools • Structures associated with a public facility such as: <ul style="list-style-type: none"> ○ Bicycle parking ○ Picnic /BBQ shelters ○ Public toilets and amenities ○ Vehicle Parking.

<p>PO 1.2</p> <p>An indoor recreation facility that accommodates swimming, recreation and wellness facilities to serve the community.</p>	<p>DTS/DPF 1.2</p> <p>None are applicable.</p>
<p>PO 1.3</p> <p>Non-recreation land uses subordinate to the principal recreational use of the land.</p>	<p>DTS/DPF 1.3</p> <p>Offices, consulting rooms, gymnasiums or childcare facilities that are in association with an indoor recreation facility.</p> <p>Shops:</p> <ol style="list-style-type: none"> 1. Are ancillary to a recreational use, club or sporting facility; or 2. Under the main roof of an indoor recreation facility.
<p>PO 1.4</p> <p>Minimise the impact of car parking on the Adelaide Park Lands through landscaping, permeable surfaces and other design strategies.</p>	<p>DTS/DPF 1.4</p> <p>None are applicable.</p>
<p>PO 1.5</p> <p>Provide adequate on-site car parking taking into account the availability of on-street parking, public transport access, walking and cycling connections, and the availability of shared parking arrangements.</p>	<p>DTS/DPF 1.4</p> <p>None are applicable.</p>
<p>PO 1.6</p> <p>Rehabilitation of the Adelaide Aquatic Centre site (first constructed in 1968) for outdoor passive and active recreation, sport and /or ancillary uses.</p>	<p>DTS/DPF 1.6</p> <p>None are applicable.</p>

Attachment D – Strategic Planning Outcomes

1. State Planning Policies

The State Planning Policies (SPPs) require that the Principles of Good Planning are considered in the preparation of any designated instrument, including a Code Amendment.

SPP Key Principles

There are 16 SPPs that include Objectives, Policies and Principles for Statutory Instruments (including the Planning and Design Code). The most critical SPPs in the context of this Code Amendment are:

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.	
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.

State Planning Policy (SPP)	Code Amendment Alignment with SPPs
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.
State Planning Policy 4 – Biodiversity	
To maintain and improve our state’s biodiversity and its life supporting functions.	
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 7 – Cultural Heritage	
To protect and conserve heritage places and areas for the benefit of our present and future generations.	

State Planning Policy (SPP)	Code Amendment Alignment with SPPs
7.1 The sensitive and respectful use of our culturally and historically significant places.	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.
7.3 Recognise and protect places and areas of acknowledged heritage value for future generations.	The Code Amendment will recognise and protect the amenity and cultural features of the Park Lands.
7.4 The appropriate conservation, continuing use, and as appropriate, adaptive reuse of our heritage places and heritage areas of value to the community.	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>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>	
11.2 Development that maximises the use of current and planned investment in transport infrastructure, corridors, nodes and services	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.
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.	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.

2. Regional Plans

30 Year Plan for Greater Adelaide

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 will help measure progress on delivering a new urban form. They 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.

Target 1 is concerned with 'Containing our urban footprint and protecting our resources' and seeks compact, walkable and cycle-friendly communities.

The target is for 85% of all new housing in metropolitan Adelaide to be built in established urban areas by 2045. Achieving this requires appropriate services and supporting infrastructure. The Code Amendment will support the delivery of an important piece of social infrastructure within the urban area. The new facility will support a larger population base within the urban area.

Target 3 calls to get more people more active. Although primarily concerned with active transport methods it is relevant to this Code Amendment.

The locality of the Code Amendment is on the fringe of the Adelaide CBD in area which is well connected to walking and cycling routes. The new facility which will be facilitated by the Code Amendment will support people being active. Further the services provided, by the facility and locality will allow for people from across the urban area to travel by many modes or transport.

The key policies and targets of the 30-Year Plan for Greater Adelaide which are most relevant to this Code Amendment are set out in the table below:

The investigations undertaken to date and outlined in this Code Amendment, will ensure that the proposed rezoning is largely consistent with the key policies and targets of the Regional Plan as described below.

30 Year Plan for Greater Adelaide

Regional Plan Identified Priorities or Targets	Code Amendment Alignment with Regional Plan
Adelaide City Centre 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,	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.

Regional Plan Identified Priorities or Targets	Code Amendment Alignment with Regional Plan
<p>specialty health and medical services, higher education, the arts, and high-quality specialty retailers</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 precincts by ensuring development considers context, location and place.</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>
<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>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>

Regional Plan Identified Priorities or Targets	Code Amendment Alignment with Regional Plan
<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>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 community hubs to maximise their use and enhance their economic feasibility</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>
<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 	<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>

Regional Plan Identified Priorities or Targets	Code Amendment Alignment with Regional Plan
<ul style="list-style-type: none"> • 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>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>

Other Strategic 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

Other Relevant Document	Code Amendment Alignment with Other Relevant Document
	<ul style="list-style-type: none"> • 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 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.

Other Relevant Document	Code Amendment Alignment with Other Relevant Document
<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 and spaces that encourage and support movement. Further it will encourage South Australian’s to obtain an active lifestyle.</p>
<p>Environment Protection and Biodiversity Conservation Act</p>	<p>‘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).</p> <p>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:</p> <ul style="list-style-type: none"> • 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. <p>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.</p>

Attachment E – Investigations

E.1 Traffic Analysis Report

E.2 Preliminary Tree Assessment Report

E.3 Preliminary Environment and Heritage Impact Assessment Report

E.4 Noise

E.5 Flora & Fauna

Investigation Reports can be viewed on the Plan SA Portal under the Code Amendment Consultation Documents https://plan.sa.gov.au/have_your_say/code-amendments/on-consultation

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