

# FREQUENTLY ASKED QUESTIONS

## Adelaide Aquatic Centre Code Amendment



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

### Where is the Aquatic Centre project up to?

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

### Has the new Adelaide Aquatic Centre already been designed?

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

### What is a Code Amendment?

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

### Why is a Code Amendment needed?

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

### Why has this site been chosen?

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

### What does the Code Amendment propose?

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

### What are the specific changes proposed in the Code Amendment?

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

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

## How will the Code Amendment protect the Park Lands?

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

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

## Will the new Aquatic Centre host major events and functions?

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

## Will the new Adelaide Aquatic Centre include shops?

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

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

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

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

## What planning approvals are required for the new Aquatic Centre?

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

## When can I have my say about the Code Amendment?

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

## Where can I access information about the Code Amendment?

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

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



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

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## How can I provide my feedback on the Code Amendment?

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

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

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

- d) By calling (08) 8333 7999
- e) By requesting a one-on-one meeting with the project team. Bookings can be made by contacting Emma on (08) 8333 7999 or via email at [feedback@codeamendments.com.au](mailto:feedback@codeamendments.com.au)
- f) In person at the pop-up information stand in the foyer of the aquatic centre from 15 to 25 February.

## How will my feedback be used?

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

## Will I be notified of the outcome?

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

## How do I register for more information?

To register for project information, please visit [dit.sa.gov.au/aac](https://dit.sa.gov.au/aac) and select *Keep up to date and subscribe*.

For general project enquiries please call 1300 794 880 or email us at [DIT.Engagement@sa.gov.au](mailto:DIT.Engagement@sa.gov.au)

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