

Adelaide Aquatic Centre – Initiation Proposal

Proposed Code Amendment

Introduction

The Minister for Planning has agreed to initiate a rezoning proposal to support the development of the new Adelaide Aquatic Centre. The changes will retain the land within the Adelaide Park Lands Zone, but provide greater certainty and confidence in the assessment process.

The rezoning process will build on the engagement undertaken on the project to-date.

Community consultation on this Code Amendment is planned to commence in January 2023.

Our planning system

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

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

Code Amendments

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

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

Who is proposing a Code Amendment?

The Department for Infrastructure and Transport are seeking to undertake a Code Amendment in part of Denise Norton Park/Pardipardinyilla (Park 2) in North Adelaide.

In this case, the Minister for Planning has agreed to allow a 'Code Amendment' process to be undertaken to provide better planning policies to guide the development of the new Aquatic Centre.

What is proposed as part of the Code Amendment?

The Code Amendment proposes to keep the Adelaide Park Lands Zone. A new subzone called the Adelaide Aquatic Centre subzone is proposed.

This proposed subzone will support the development of the new Adelaide Aquatic Centre and associated facilities such as a café and shop (similar to what is there now).

A Concept Plan will be implemented into the Code alongside the new subzone. The Concept Plan can help guide development within a specific area. In this case, the Concept Plan which is under development may provide a guide on:

- key vehicle entry points
- the location of car parking
- pedestrians and cyclist connections
- protection of trees on the site.

These proposed changes will mean the planning rules suit a new Adelaide Aquatic Centre, as well as the return of the existing Adelaide Aquatic Centre site to Park Lands.



Figure 1: Site Area and Zones

Is there more information on the Code Amendment available?

More information will soon be available as the detailed investigations are finalised. There will be a range of detailed reports available on the SA Planning Portal that relate to this Code Amendment when it is formally released for consultation in January 2023.

How can I have my say on the Code Amendment?

There will be several ways to provide feedback on the Code Amendment.

If you wish to be informed when the rezoning proposal is released for public consultation, please email feedback@codeamendments.com.au or call 8333 7999.

For more information on the rezoning proposal, please visit plan.sa.gov.au/en/code_amendments – or scan the QR Code below



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

This engagement has been designed in accordance with the Community Engagement Charter: plan.sa.gov.au/our_planning_system/instruments/community_engagement_charter

How will I know how my feedback has been used?

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

We will get in contact with everyone who participates in this engagement and provide them with information on what we heard and what the next steps are.

We are required to evaluate this engagement process to ensure that it is genuine, fit for purpose and transparent. You may be contacted and asked to participate in a survey.

Is the Code Amendment the same thing as the design process?

No. The Code Amendment only seeks to change what the land can be used for. The new Adelaide Aquatic Centre will still require a development application under a separate, later process.

The design process, for the new centre has commenced. This includes the development of a Concept Design that will show what kind of facilities will be available inside the new centre and what the building will look like.