

Adelaide Aquatic Centre Redevelopment Update

Thursday, 26 June 2025
Board Meeting

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Public

Purpose

This report provides Kadaltilla / Adelaide Park Lands Authority with an update on the State Government's New Adelaide Aquatic Centre Redevelopment and the Council Funded Works in the area of Denise Norton Park / Pardipardinyilla (Park 2).

Council allocated up to \$20,000,000 in capital investment in its 2024/25 Annual Business Plan and Budget and in line with Council's decision of [10 December 2024](#) the allocation was for the purposes of demolition of the existing Adelaide Aquatic Centre to make way for the State Government's Adelaide Aquatic Centre Redevelopment, and the construction of a new community oval in Park 2 as part of the Return to Park Land Zone.

As part of that decision, Council authorised the Administration to progress and finalise the cost and design of the demolition and Return to Park Land Zone works and the Draft 42-Year Park Lands Lease.

Administration confirmed scope of its work with the Department of Infrastructure and Transport (DIT) and negotiated a Total Fixed Price Contract of \$14,144,480 (GST Exclusive) for the Council Funded Works for the Adelaide Aquatic Centre Development in Denise Norton Park / Pardipardinyilla (Park 2).

This report notes the final detailed design of the community oval and confirms completion of the demolition works in line with the allocated budget.

The report also outlines next steps to be progressed in 2025, which include:

- decanting from the project site,
- tree planting approach for the project as it progresses to practical completion.

Recommendation

That the Kadaltilla / Adelaide Park Lands Authority:

1. Notes the Total Fixed Price Contract of \$14,144,480 (GST Exclusive) for the Council Funded Works for the Adelaide Aquatic Centre Development in Denise Norton Park / Pardipardinyilla (Park 2).
2. Notes the correspondence received from the Clerk of the House of Assembly, Mr Rick Crump (Attachment A) and the Clerk of the Legislative Council, Mr Chris Schwarz (Attachment B) confirming that the 42-Year Park Lands Lease was tabled in both Houses of Parliament on 6 March 2025, and that no Notice of Motion for a disallowance of the grant of lease – pursuant to section 21 of the *Adelaide Park Lands Act 2005* – was given in either House of Parliament before the time for such a resolution ended on 4 June 2025.
3. Notes the ongoing work of Administration, which includes:
 - 3.1. future engagement with Barton Terrace West residents on a proposed tree planting plan (during Q1 of 2025-26); and

- 3.2. the development of a landscape design for the open space and tree buffer zone south of the Adelaide Aquatic Centre and adjacent Barton Terrace West and a report back to Council.
 4. Notes the community oval renders as contained in Attachment C to Item 6.1 [Adelaide Aquatic Centre Redevelopment Update] on the Agenda for the meeting of Kadaltilla / Adelaide Park Lands Authority held on 26 June 2025.
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Implications

Adelaide Park Lands Management Strategy 2015-2025	Adelaide Park Lands Management Strategy 2015-2025 The Adelaide Park Lands Management Strategy looks to strengthen the role of the Park Lands as a regional destination for competitive sport and a variety of active and passive forms of recreation. (Strategy 1.6).
2023-2028 Strategic Plan	Kadaltilla / Adelaide Park Lands Authority 2023-2028 Strategic Plan Strategic Plan Alignment – Management and Protection
City of Adelaide Strategies	City of Adelaide 2024-2028 Strategic Plan – Strategic Alignment: Our Community
Policy	The Community Land Management Plan (CLMP) for Park 2 supports the provision of facilities for aquatic activities and the granting of a long-term lease to facilitate the State Government's ownership, management and operation of the facility.
Consultation	<i>Local Government Act 1999 (SA)</i> Section 202 – Community consultation occurred over a three-week period (13 July 2023 to 3 August 2023).
Resource	Undertaken within current Council operational resources.
Risk / Legal / Legislative	The State Government's development impacts land that Council licences to Blackfriars Priory School (Blackfriars). Associated risks are being mitigated by engaging in regular communication since the project was announced. The 42-Year Park Lands Lease Agreement was tabled in both Houses of Parliament on 6 March 2025. No Notice of Motion for a disallowance of the grant of lease – pursuant to section 21 of the <i>Adelaide Park Lands Act 2005</i> – was given in either House of Parliament before the time for such a resolution ended on 4 June 2025.
Design	The Adelaide Aquatic Centre Redevelopment supports the principles of Good Design, including: Context; Inclusive; Durable; Value; Performance; Sustainable. National Heritage Management Plan (NHMP) - Documents supporting the project's development application established that the development would be consistent with the Adelaide Park Lands National Heritage Values. - In particular, the development replicates an existing use and provides accessibility to the community, and also maintains appropriate siting, setback, visual impact, and physical impact. Tree removal and replacement: - Replacement planting of advanced trees is planned adjacent Barton Terrace West to infill existing tree rows and create a wider tree buffer zone. - Delivery of the community oval has ensured that no trees have been removed for the purposes of the community oval.

Opportunities	The Adelaide Aquatic Centre Redevelopment provides a unique opportunity to re-build an aged and highly valued community asset.
City of Adelaide Budget Allocation	2024-25 Budget allocation: \$8,486,688 (GST Exclusive) of capital was allocated in the 2024/25 budget and this allocation is on track to be spent, with DIT to invoice for works completed to date which includes the demolition of the previous Adelaide Aquatic Centre and addressing latent conditions with regard to the project. Proposed 2025-26 Budget allocation: \$5,657,792 (GST Exclusive) of capital is allocated in the 2025/26 Annual Business Plan and Budget to complete the community oval and associated landscaping works to finalise Council's obligations as they relate to the Adelaide Aquatic Centre Redevelopment.
Capital Infrastructure Projects	Not as a result of this report.
Life of Project, Service, Initiative or (Expectancy of) Asset	42-Year Park Lands Lease Agreement. New Adelaide Aquatic Centre Redevelopment remains an asset of the State Government, with the land remaining in the care and control of the City of Adelaide.
Ongoing Costs (eg maintenance cost)	Not as a result of this report.
Other Funding Sources	Not as a result of this report.

Discussion

1. On 1 August 2024, Council ceased operation of the Adelaide Aquatic Centre, when possession and control of the site were officially handed over to the Minister for Infrastructure and Transport in accordance with the Project Agreement between The Corporation of the City of Adelaide and the Minister for Infrastructure and Transport for the New Adelaide Aquatic Centre (the Project Agreement).

Adelaide Aquatic Centre Redevelopment – Project Update

2. Program delivery for the Adelaide Aquatic Centre Redevelopment is on track for delivery by the end of 2025 and opening in the summer of 2026.
 - 2.1. Demolition works including asbestos removal is complete.
 - 2.2. Structural works and roofing are nearing completion.
 - 2.3. Pool shell construction is complete and tiling has started.
 - 2.4. Window glazing, air conditioning and mechanical services are underway.
 - 2.5. Internal fit out in the administration zone has commenced.
3. Wayfinding through Denise Norton Park / Pardipardinyilla (Park 2) has been designed and is consistent with the City of Adelaide wayfinding suite for the Park Lands. Incorporated within this planning and consistent with the themes developed by DIT and their design team for the new Adelaide Aquatic Centre, opportunities are being explored through wayfinding and artworks with the design consultants to extend cultural thematic narratives from the built form into the surrounding landscape.
4. Design work on the section of the Park Lands Trail that intersects the Adelaide Aquatic Centre Precinct is in final design review. Trail and pathway connectivity works are on track to be opened at the same time as the Centre.
5. The financial status of the project is on track.

Community oval

6. On 10 December 2024, Council noted the design of the community oval for Park 2.
7. Design moved to the 100% design documentation, which allowed for confirmation of a Total Fixed Price Contract and removed cost risk exposure to Council, whilst delivering an outcome in line with Council's resolution of 10 December 2024. Community oval renders are shown in Attachment C.
8. Bulk earthworks have commenced on site including preparation for inground drainage and irrigation services.
9. The delivery of the oval is on track for the end of 2025.
10. Through ongoing discussions with the current lease holder of the community building and ovals on Park 2, Blackfriars, the design of the community oval has been optimised to provide a 47m width and 3m run off zone. The oval will provide for soccer and cricket usage and delivery of the community oval has ensured that no trees have been removed for the purposes of the community oval. Renders of the community oval are provided in Attachment C.
11. Noting, as a result of the repositioning of the new Adelaide Aquatic Centre, the ability to reinstate two community ovals to replace the two lost in the south western corner of Park 2 was not possible. However, lighting of the new community oval will extend the ability for training and matches year-round.

Tree Plantings and Barton Terrace West Residents

12. Replacement planting of advanced trees is planned adjacent Barton Terrace West to infill existing tree rows and create a wider tree buffer zone.
13. A central open space south of the facility has been retained to provide a recreation and spill out zone for informal community and school use.
14. Administration will engage with Barton Terrace West residents on the proposed planting plan in Q1 of the 2025/26 financial year.

Lease

15. On 10 December 2024, Council noted the draft 42-Year Park Lands Lease Agreement between the Corporation of the City of Adelaide and the Minister for Recreation, Sport and Racing (Lessee) for the Adelaide Aquatic Centre Redevelopment following community consultation on the lease.

16. Negotiations on the final terms of the Lease were finalised on 6 March 2025 and submitted by Administration to the Legislative Council, to be tabled in both Houses of Parliament in accordance with the *Adelaide Park Lands Act 2005* (SA).
17. The Lease was tabled in both Houses of Parliament on 6 March 2025. No Notice of Motion for a disallowance of the grant of lease – pursuant to section 21 of the *Adelaide Park Lands Act 2005* – was given in either House of Parliament before the time for such a resolution ended on 4 June 2025.

Operation of the new Adelaide Aquatic Centre

18. On 6 May 2025, the State Government [announced](#) that YMCA Aquatic and Leisure Services – the operators of the State Aquatic and Leisure Centre (YMCA) at Marion – has been engaged as the facility operator for the new Adelaide Aquatic Centre, with up to 300 jobs being created.
19. A key feature negotiated by Administration and supported by the State Government through the early phases of the project, was the opportunity to reconnect former staff with the new operator and offer opportunities for former City of Adelaide staff to take on employment opportunities when the centre reopens.
20. Administration worked with the Office for Recreation, Sport and Racing (ORSR) and DIT to facilitate both the placement of staff at alternative aquatic centres across the State and to prepare a register of interest for CoA employees (permanent, part time or casuals) to be contacted when the new operator was appointed in readiness for the opening of the new Centre.
21. As part of the [media release](#) announcing YMCA Aquatic and Leisure Services as the Centre's operator, the State Government confirmed its commitment to engage with the staff of the former Adelaide Aquatic Centre and provide them with the first opportunity to express interest in the Centre's new roles.
22. The YMCA and the ORSR will continue to reach out to former CoA staff in the coming weeks.

Next Steps

23. Administration will continue to monitor:
 - 23.1. the installation of wayfinding signs through Park 2; and
 - 23.2. the design work and construction associated with the section of the Park Lands Trail that intersects with the Adelaide Aquatic Centre Precinct.
24. Administration will engage with Barton Terrace West residents on the proposed tree planting plan in Q1 of 2025-26 and develop a landscape design for the open space and tree buffer zone south of the Adelaide Aquatic Centre and adjacent Barton Terrace West and report back to Council.

Attachments

Attachment A – Letter from Rick Crump (Clerk – House of Assembly) re Adelaide Aquatic Centre

Attachment B – Letter from Chris Schwarz (Clerk – Legislative Assembly) re Adelaide Aquatic Centre

Attachment C – Community Oval Renders

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