



# Thriving Communities

Community Buildings in the Park Lands  
Seeking feedback from Council Members on draft principles to  
shape a new Policy requested by Council by September 2023

City Culture  
Jennifer Kalionis

# Community Buildings in the Park Lands

## Key Messages

2 May 2023

Committee workshop on co-investment in Park Lands community sports infrastructure

27 June 2023

Council Decision requesting:  
-Report by September 2023 on policy options for Park Lands buildings for the provision of fit-for-purpose facilities

26 May to 18 June 2023

Significant community feedback on community sports buildings through 2023/24 BP&B consultation

July 2023

Research commissioned to inform policy options  
ACC2023/89849 and ACC2023/89856

# Community Buildings in the Park Lands

## Key Questions

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What amendments to the draft policy principles and/or additional policy principles would Members like to see?

### KEY QUESTION

What is an appropriate level of CoA co-funding of sports infrastructure projects that are leased by State Sporting Associations and Educational Institutions that are of good financial standing?

### KEY QUESTION

What are Members view regarding the inclusion of associated sports infrastructure (such as lighting) within these principles?

# Community Buildings in the Park Lands

## Implications



Implication	Comment
Policy	The draft policy principles presented in this workshop will inform the development of a draft Council policy regarding community sports buildings and associated infrastructure in the Park Lands. This policy will need to be read in conjunction with the Adelaide Park Lands Building Design Guidelines and Park Lands Leasing and Licensing Policy.
Consultation	A workshop will be held with Kadaltilla / Adelaide Park Lands Authority on 24 August 2023. Community consultation on a draft Policy will be required following consideration by Council in September 2023. ACSARA (Lessee for Park 21W) has been kept informed with regards to the proposed timing of this policy work.
Budget Consideration	Not as a result of this report
Risk / Legal / Legislative	The draft policy will reference peak sports association facility guidelines and relevant legislation to ensure minimum standards are met for accessible and inclusive community facilities.
Opportunities	The policy will enable the City of Adelaide to have a transparent decision making process in co-funding leased and licensed facilities in the Park Lands and to capitalise on external funding opportunities to enhance Council community assets.

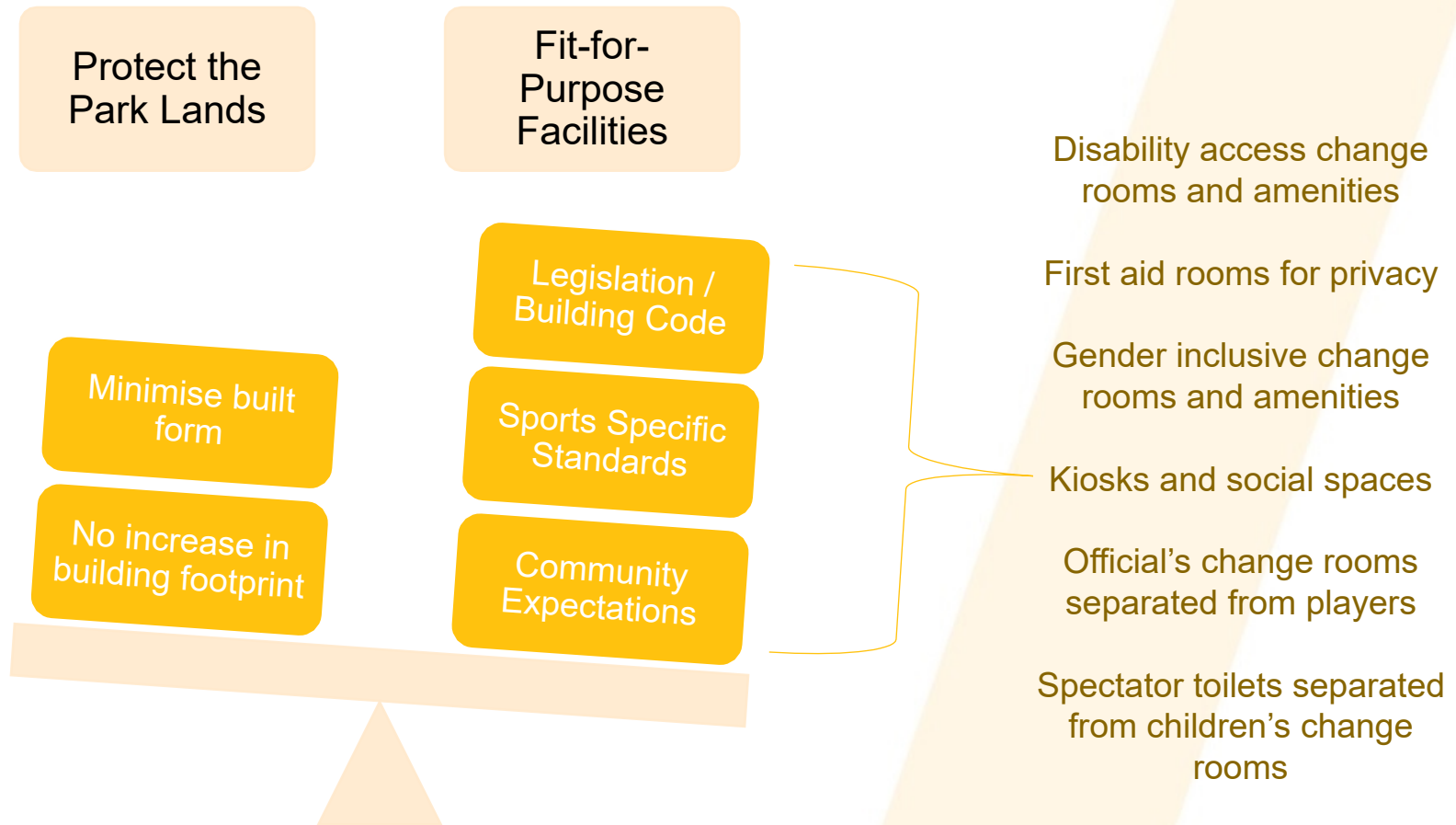
# Community Buildings in the Park Lands

## Strategic Context

Document	Strategy / Principle
<p data-bbox="84 446 530 539"><b>Adelaide Park Lands Management Strategy</b></p> 	<p data-bbox="700 446 1866 525">Upgrade and enhance buildings and structures responsive to their park setting</p> <p data-bbox="700 564 1783 642">Strengthen the role of the Park Lands as a regional destination for competitive sport</p> <p data-bbox="700 681 1902 759">Optimise the use of sport and recreation areas outside game and training times</p>
<p data-bbox="84 835 654 925"><b>Park Lands Building Design Guidelines</b></p> 	<p data-bbox="700 835 1949 956">Buildings must provide well-designed, fit-for-purpose facilities while offering civic destinations for wider community gatherings and enjoyment of the Park Lands</p> <p data-bbox="700 995 1690 1035">Balance the visual impact of built form within the Park Lands</p> <p data-bbox="700 1108 1964 1278">Community sports buildings are required to activate sporting precincts...offering purpose designed, safe and accessible facilities...while also providing multi-function spaces for flexible use by the wider non-sporting community</p>

# Building Legislation, Standards & Community Expectations

There have been changes to legislation, standards and community expectations since most Park Lands buildings were constructed. It will be challenging to replace our existing building stock and not increase building floor area.



# Community Buildings in the Park Lands

## Considerations



# Community Buildings in the Park Lands

## Draft Policy Principles

### **P1. Balance a minimal infrastructure footprint and scale with fit for purpose facilities required to support local community sport**

- Aim for 'local' level provision with a standard scope for consideration, noting elements that are viewed as core elements by community

Sports Building Elements	Associated Infrastructure Elements
Changerooms with showers and toilets	
Match officials' changerooms	
Kitchen / Kiosk	
Public toilets	
First aid room	
Internal storage	
Common area	
Covered outdoor areas	
	Sports lighting
	Sports surfaces
	Safety netting / fencing

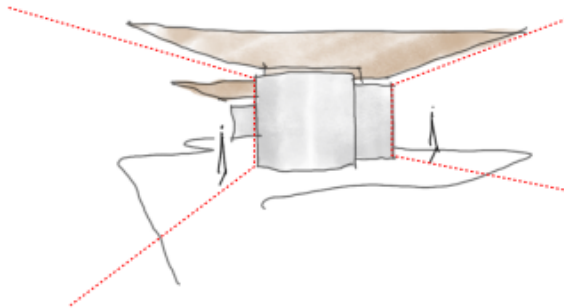


# Community Buildings in the Park Lands

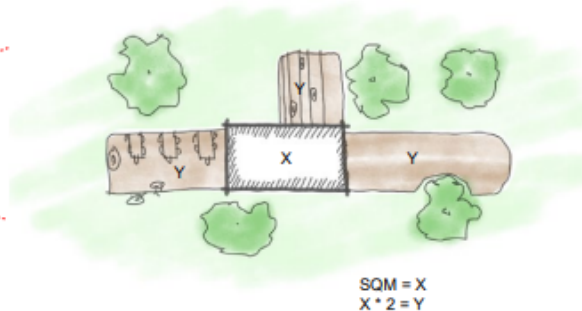
## Draft Policy Principles

### P1.1 Deliver community sports buildings that perform their purpose while prioritising no net loss of Park Lands

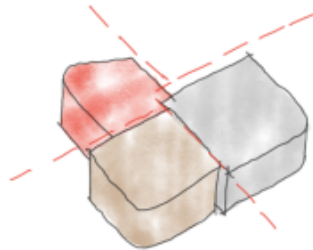
- Prioritise reducing building scale and minimising visual impact
- Prioritise good design, optimal site selection and efficient circulation to reduce building scale



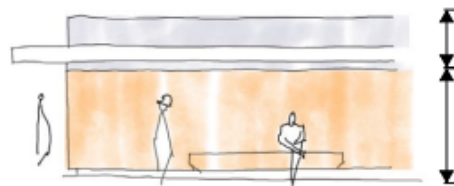
Generous roof canopy for the public sphere



Proposed Development =  $Xm^2$   
Public = Y  
 $Y = Xm^2 * 2$



Break down the mass and scale of the development



Play with proportions to humanise.

# Community Buildings in the Park Lands

## Draft Policy Principles

### **P2. Maximise sustainable development and environmental performance**

- Achieve a 6 Green Star rating or equivalent
- Integrate greening and permeable landscapes
- Prioritise siting for environmental and Park Lands benefits
- Encourage shared use - hubs

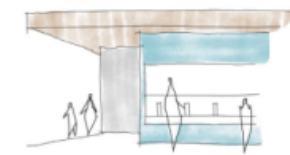


# Community Buildings in the Park Lands

## Draft Policy Principles

### **P3. Create high quality welcoming and accessible facilities to maximise community use**

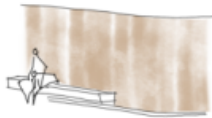
- Design in context of the broader precinct in a whole of park approach
- Provide generous verandas for shelter and shade
- Provide community amenities on building facades at ground level
- Implement universal design principles to create a welcoming environment for everyone



Amenity on the facade



Play and Sporting facilities embedded into the building form.



Seating on the facade



Water fountain



Shade around the building form



Picnic amenity

# Community Buildings in the Park Lands

## Draft Policy Principles

### **P4. Optimise community participation**

- Prioritise community sport participation over elite competition
- Prioritise sports requirements with additional community and commercial uses secondary
- Transparent financial reporting to the public about allocation of revenue generated towards Park Lands conservation and community benefits



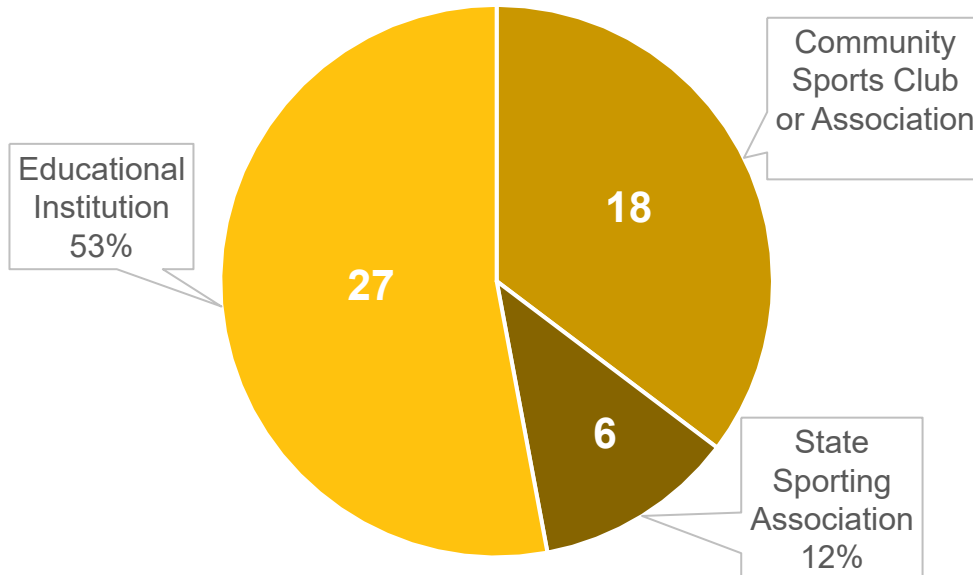
# Community Buildings in the Park Lands

## Funding Considerations

### Provide transparent and equitable co-funding of community sports buildings

- Prioritise CoA funding of:
  - scope elements
  - projects co-designed by CoA and consistent with APLMS
  - improvements to Council assets
- Co-funding up to 50% of total project cost of an approved leased or licensed facility improvement project where the head lessee is a community sport (not for profit) club or association

### Leased Sports Buildings



Community Sports Club or Association	State Sporting Association	Educational Institution
Eg Adelaide Archery Club	Eg SA Croquet Association	Eg Adelaide University

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# Community Buildings in the Park Lands

## Next Steps

24 August 2023

Seek feedback from Kadaltilla / Adelaide Park Lands Authority on Policy Principles

October 2023

Subject to Council approval, undertake community consultation on draft Policy

23 November 2023  
Present community consultation findings to Kadaltilla

28 November 2023  
Present community consultation findings to Council

19 September 2023

Present draft Policy to City Finance and Governance Committee

21 November 2023

Present community consultation findings to City Finance and Governance Committee

QF1 2023

Request budget reconsideration to commence design review of new sports building in 21W