

# Kadaltilla

Adelaide Park Lands Authority

## Community Buildings in the Park Lands

Seeking feedback from Board Members on draft policy principles to shape a new policy requested by Council on Park Lands community buildings

City Culture  
Jennifer Kalionis

**Kadaltilla**  
Adelaide Park Lands Authority



# 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

15 August 2023

Committee workshop on draft policy principles for community buildings in the Park Lands

26 May to 18 June 2023

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

July 2023

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

# Key Questions

## KEY QUESTION

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

## KEY QUESTION



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



# Implications

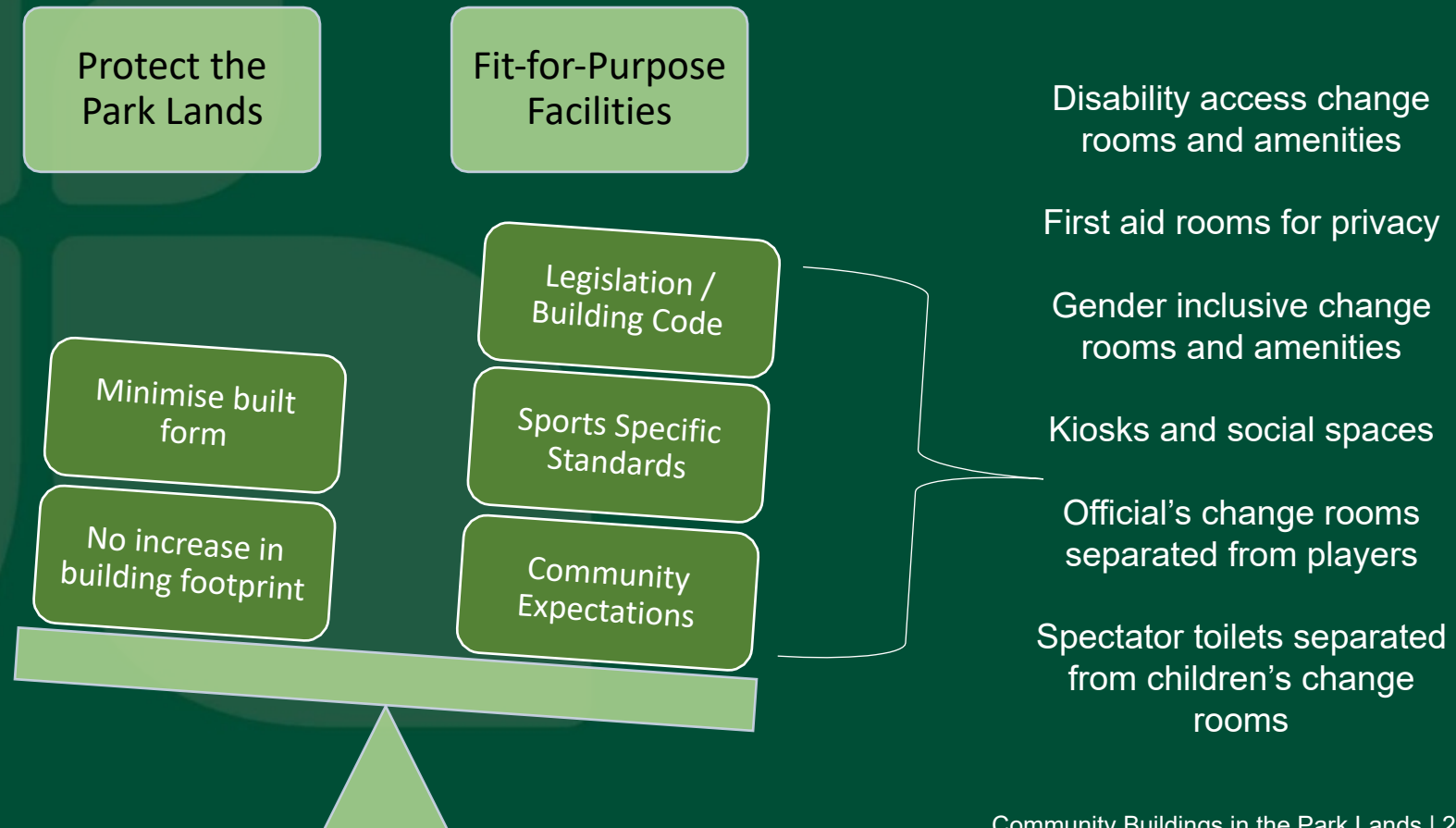
Implication	Comment
Adelaide Park Lands Management Strategy 2015-2025	Multiple strategies relevant to the development of this policy (see slide 'Strategic Context')
2020-2025 Strategic Plan	<a href="#">Strategic Plan Alignment – Advice</a> 4.1 Provide advice on plans, projects and policies for the Adelaide Park Lands

# Strategic Context

Document	Strategy / Principle
<p data-bbox="188 345 637 439"><b>Adelaide Park Lands Management Strategy</b></p> 	<p data-bbox="800 345 1972 428">Upgrade and enhance buildings and structures responsive to their park setting</p> <p data-bbox="800 462 1890 545">Strengthen the role of the Park Lands as a regional destination for competitive sport</p> <p data-bbox="800 579 2007 662">Optimise the use of sport and recreation areas outside game and training times</p>
<p data-bbox="188 733 759 825"><b>Park Lands Building Design Guidelines</b></p> 	<p data-bbox="800 733 2058 853">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="800 896 1798 933">Balance the visual impact of built form within the Park Lands</p> <p data-bbox="800 1008 2068 1176">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.



# Emerging Trends



Accessibility to sport and physical activity by people of all ages, abilities, genders, including active transport infrastructure



Multi-functional spaces with safe, adaptable, flexible and versatile spaces, optimised layouts and smart design



Kaurna engagement and community engagement and activation to foster social interaction and a sense of community



Sustainable, climate responsive, resilient and green infrastructure



Technology integration from wi-fi connectivity to smart lighting and irrigation systems



Collaboration and partnerships that allow for shared resources, expertise and funding



Participation and wellness including integration of Park Lands and natural elements to enhance the mental and physical wellbeing of communities

# 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

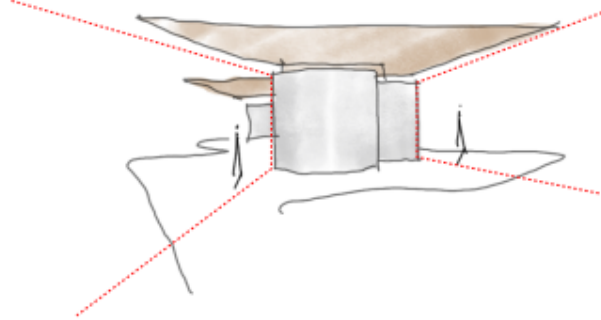
Sports Building Elements	Associated Infrastructure Elements
Changerooms with showers and toilets	
Match officials' changerooms	
Kitchen / Kiosk	
Public toilets	
First aid room	
Internal storage	
Common area	
Covered outdoor areas	
	Sports lighting
	Sports surfaces
	Safety netting / fencing



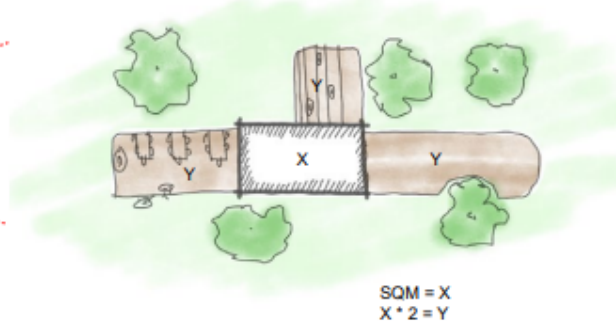
# Draft Policy Principles

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

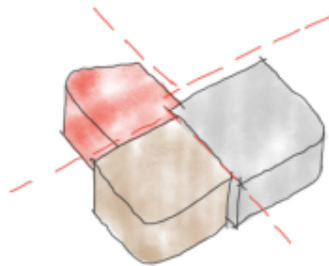
- Prioritise reducing building scale and minimising visual impact
- Prioritise good design, optimal site selection and efficient circulation to reduce building scale



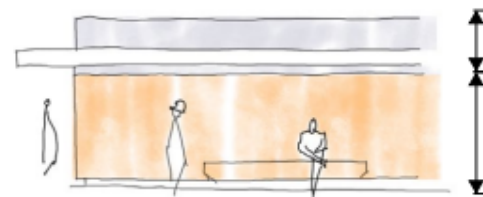
Generous roof canopy for the public sphere



Proposed Development =  $Xm^2$   
Public = Y  
 $Y = Xm^2 \times 2$



Break down the mass and scale of the development



Play with proportions to humanise.

# Draft Policy Principles

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

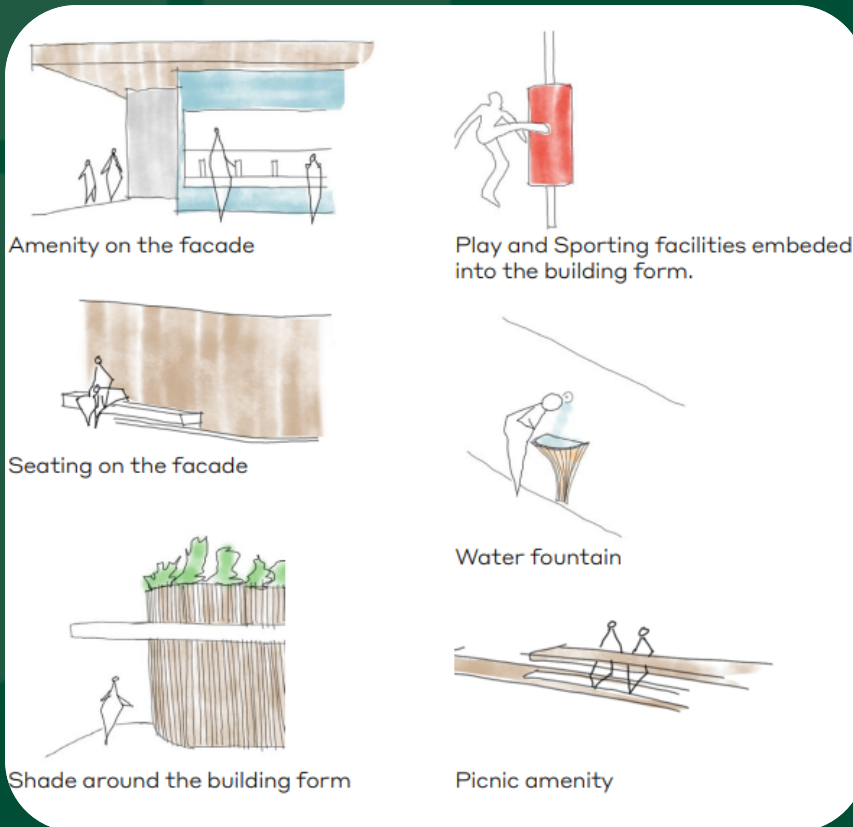
- Achieve a 6 Green Star rating or equivalent
- Integrate greening and permeable landscapes
- Prioritise siting for environmental and Park Lands benefits
- Encourage shared use - hubs



# 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



# 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 the allocation of revenue generated towards Park Lands conservation and community benefits

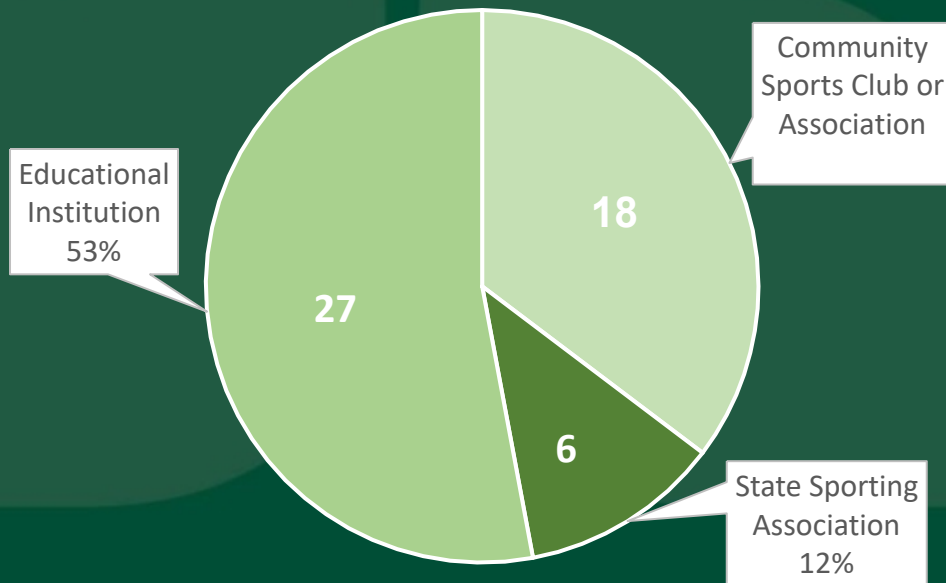


# Funding Considerations

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

- Prioritise CoA co-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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# 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

Present community consultation findings to Kadaltilla

28 November

Present Consultation findings to Council

19 September

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

# Thank You.



**Kadaltilla**  
Adelaide Park Lands Authority