

Draft Park Lands Community Buildings (Sport and Recreation) Policy

Date this document was adopted

non-legislative

PURPOSE

This policy guides the regeneration of community buildings and associated infrastructure in the Adelaide Park Lands to support:

- use of and access to the Park Lands through participation in community sport and recreation
- protecting and promoting the Park Lands
- mitigating the effects of climate change and ensuring integrated and sustainable development

The application of this policy must be consistent with the Adelaide Park Lands Management Strategy and Adelaide Park Lands Community Land Management Plans with regards to the location of community sports and active recreation landscapes.

This policy also informs Council's approach to investing in City of Adelaide owned community buildings and associated infrastructure that are (or proposed to be) leased and licensed to external community organisations.

This policy should be read in conjunction with the Park Lands Lease and Licence Policy, Adelaide Park Lands Building Design Guidelines and Buildings Asset Management Plan.

STATEMENT

Principle 1 – Balance a minimal infrastructure footprint and scale with fit for purpose facilities required to support local community sport.

Performance Criteria 1.1 – Community buildings will service outdoor community sport and recreation.

Community buildings will only be considered in the Park Lands where they are required to support outdoor sport and recreation.

Performance Criteria 1.2 – Must be for community sport participation, excluding elite competition. Non-sporting activities may be a secondary use.

Community sporting spectator facilities secondary to day-to-day use must be temporary.

Minimise hard surface surrounds, utilising permeable surfaces.

Enhance irrigated turf surfaces to increase carry capacity.

Performance Criteria 1.3 – New community buildings will not exceed the 'core' elements of local level provision.

Council will plan for and support the provision of community infrastructure in the Park Lands that is fit for purpose at a local level within a sports facility hierarchy.

The City of Adelaide acknowledges the Kaurna people as the Traditional Owners of the Country where the city of Adelaide is situated, and pays its respect to Elders past, present and emerging.

Principle 2 – Deliver community buildings that perform their purpose while prioritising no net loss of Park Lands.

Performance Criteria 2.1 – Planning of new community buildings will include City of Adelaide identifying the removal of one or more existing buildings and/or equivalent hard stand areas.

A new community building will be considered where the City of Adelaide can demonstrate that the footprint will not exceed the fit for purpose requirements of the local level provision and minimise the loss of Park Lands.

Performance Criteria 2.2 – Community buildings will service multiple users and uses.

The planning of new community buildings will involve engagement with multiple stakeholders to facilitate use by more than one community organisation.

Performance Criteria 2.3 – Community buildings will incorporate design features to reduce scale and visual impact through compact layouts, multi-functional spaces, efficient circulation, shared facilities and low scale integrated design.

Compact Layout – Create a compact building layout that maximises usable floor space while minimising overall footprint. Avoid unnecessary elements that increase the building's size without adding significant functionality. Link internal common areas to covered outdoor areas to maximise 'sheltered' community spaces for community gatherings.

Multi-Functional Spaces – Design spaces that serve multiple purposes to reduce the need for separate rooms or areas. Incorporate movable partitions, modular furniture, and adaptable layouts to accommodate different needs and group sizes.

Efficient Circulation – Plan for efficient circulation patterns within buildings to minimise corridor areas and wasted space.

Shared Facilities – Provide shared facilities and common areas for multiple users.

Low Scale Integrated Design – Ensure new buildings are fit for their Park Lands setting and are visually discrete. Design buildings minimal scale to complement the Park Lands context, using materials and colours that blend with the natural surroundings.

Principle 3 – Maximise sustainable development and environmental performance of community buildings.

Performance Criteria 3.1 – Site community buildings to maximise efficiency and environmental performance.

Site selection will be informed by a comprehensive site analysis with no loss of existing trees.

The topography of the selected site will be utilised for sustainable water management.

Consider modular buildings to minimise site disturbance.

Performance Criteria 3.2 – Achieve a 5 Star Green Star (or equivalent) certification for all new community buildings.

Key design features of community buildings in the Park Lands may include:

- green roofs to reduce building heat absorption and promote biodiversity

- locally indigenous plantings within the buildings' surroundings to support biodiversity and wildlife habitat
- maximising the use of natural light and ventilation to reduce the need for artificial lighting and heating, ventilation air conditioning (HVAC) systems
- use of sustainable materials and renewable energy sources to reduce environmental impact

Principle 4 – Create high quality welcoming and accessible facilities to maximise community use.

Performance Criteria 4.1 – Community buildings will be designed to be accessible for all.

Prioritise single level buildings for optimal accessibility and use, incorporating universal design principles to create a welcoming environment for everyone.

Provide generous shelter and shade and amenities including seating, handwashing facilities, drinking fountains, kiosks, and toilets.

Performance Criteria 4.2 – Community buildings will be accessible via path networks and on-street parking.

Link community buildings and associated sports facilities to public transport and cycling and walking networks to encourage sustainable transport options.

Car parking will not be permitted on the Park Lands, with the exception of loading and unloading, drop off and pick up, and disability parking.

Implement indented parking measures to optimise visitor safety along roadways.

Avoid the addition of access roadways. If unavoidable, use permeable surfaces.

Principle 5 – Support diverse participation through equitable co-funding.

Performance Criteria 5.1 – Provide transparent and equitable co-funding of community buildings and associated facilities. Council will co-fund projects that meet the following eligibility criteria:

Project Co-funding Criteria
• Project brief co-designed with Council
• Consistent with the Adelaide Park Lands Management Strategy
• Delivers core elements of local level provision and focuses on community participation in outdoor sport and recreation
• Results in increased accessibility, inclusion and/or utilisation of community facilities within and outside training and competition times
• Results in upgrading or creating an asset that is owned and managed (through a lease or licence) by Council
• Benefits more than one user group or organisation
• Complies with the principles contained in this policy
• Incorporated in Council's Long Term Financial Plan

Council will consider co-funding the design and construction costs on the following basis:

Primary Lessee (existing or proposed)	Maximum Council co-funding contribution	Minimum Lessee co-funding contribution
Not for profit Community Club or Association	Up to 50%	No minimum
State Sporting Association	Up to 50%	At least 25%
Educational Institution	Up to 25%	At least 50%

Application of this document

Compliance with this policy requires each performance criteria to be addressed.

Council will undertake to apply this policy in accordance with:

- City of Adelaide Park Lands Lease and Licence Policy and the:
 - process for selection of lessees/licensees
 - setting of lease and licence conditions
 - management of lessees/licensees and sub-lessees/licensees
- City of Adelaide Buildings Asset Management Plan and the:
 - maintenance, renewal and disposal of building assets

OTHER USEFUL DOCUMENTS

Related documents

- Adelaide Park Lands Building Design Guidelines
- Adelaide Park Lands Community Land Management Plan
- Adelaide Park Lands Management Strategy
- Buildings Asset Management Plan
- Park Lands Lease and Licence Policy

Relevant legislation

- *Adelaide Park Lands Act (SA) 2005*
- *Local Government Act (SA) 1999*

GLOSSARY

Throughout this document, the below terms have been used and are defined as:

Adelaide Park Lands: Those areas of the Park Lands defined by the *Adelaide Park Lands Act 2005*, which have been Gazetted by Parliament and defined to be under care and control of the City of Adelaide.

Adelaide Park Lands Community Land Management Plan: A document required under the *Local Government Act (SA) 1999*, that informs how community land under the care and control of the City of Adelaide will be managed in accordance with the Adelaide Park Lands Management Strategy, including the identification of leased and licensed areas.

Adelaide Park Lands Management Strategy: A document required under the

Adelaide Park Lands Act (SA) 2005, that sets the strategic framework for the overall planning and management of the Adelaide Park Lands.

Building Floor Area: The floor space measured to the inside wall lines.

Building Footprint: The ground level area of a building measured to the outside wall line, not including open hardstand areas.

Community Building: A community building that is provided for the primary purpose of supporting organised use of adjacent outdoor sports and recreation facilities at a local level in the Park Lands.

Core Elements: The table below details core elements of local level provision.

Core Elements - Buildings	Notes
Participant Change Room	Minimum of two and maximum of four (full size) change rooms
Participant Amenity	Up to three showers / toilets per amenity Minimum of two and maximum of four change room amenities
Match Officials / Umpires Change Room	Minimum of two and maximum of four change rooms incorporating one shower / toilet per room
First Aid Room	Maximum of two rooms
Public / Spectator Toilets	One accessible and two ambulant
Storage	May be larger where storage of specialist sports equipment is required and/or multiple user groups
Core Elements - Buildings	Notes
Cleaning Closet	
Kitchen / Kiosk	Includes storage space
Common Area	Includes meeting space
Covered Outdoor Area	Cannot be enclosed

Core Elements – Associated Infrastructure	Notes
Lighting	To support sports training and competition
Playing Fields / Greens	Irrigated natural or hybrid turf
Sports Courts	Sports specific surfaces, but cannot be fully fenced
Netting / Fencing	Where required for safety, but cannot exclude community access outside of training and competition times

Lessee/Licensee: An organisation that has a direct legal relationship with Council via a lease or licence.

Local Level Provision: Facilities built and maintained to a local community sport standard as per sports facility guidelines to support senior and junior sports training and competition.

Sports Facility Hierarchy: The level of competition proposed to be played at a facility will inform the extent and standard of sports infrastructure provision. Typical hierarchy categories are State, Regional, District and Local.

ADMINISTRATIVE

As part of Council’s commitment to deliver the City of Adelaide Strategic Plan, services to the community and the provision of transparent information, all policy documents are reviewed as per legislative requirements or when there is no such provision a risk assessment approach is taken to guide the review timeframe.

This Policy document will be reviewed every **five** years unless legislative or operational change occurs beforehand. The next review is required in **2028**.

Review history:

Trim Reference	Authorising Body	Date/ Decision ID	Description of Edits

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