

Kadaltilla

Adelaide Park Lands Authority

Workshop – Park Lands Community Buildings

Thursday, 28 March 2024
Board Meeting

Presenter:
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Director City Culture

Public

Purpose of Workshop

The upgrade of Council-owned community buildings in the Adelaide Park Lands has been a long-term issue. As custodian of these assets, the City of Adelaide provides the community with services through its building portfolio. The physical condition of these buildings has been deteriorating for a number of years, and this has been documented in a workshop on 2 May 2023 in the City Community Services and Culture Committee. These City of Adelaide assets do not meet contemporary standards, are generally poor in functionality, no longer appropriately service community user groups and offer limited flexibility to provide for broader usage, for example, sport, recreation, and community groups.

Kadaltilla considered this matter on 22 February 2024 and recommended a workshop to discuss and provide recommendations to address some of the tensions borne out through the consultation.

The workshop information includes feedback on Park Lands infrastructure received through various consultations that have occurred between 2021 and 2023.

Implications

Implication	Comment
Adelaide Park Lands Management Strategy 2015-2025	The Adelaide Park Lands Management Strategy recommends to 'support activation of the Park Lands by upgrading and enhancing buildings and structures responsive to their park setting'.
2023-2028 Strategic Plan	Strategic Plan Alignment – Expert Advice Provide advice on plans, projects and policies for the Adelaide Park Lands.

Key Questions

1. What are Kadaltilla Members' views on supporting fit for purpose community buildings in the Park Lands in the context of building footprint and hard stand areas across the total Adelaide Park Lands?
 2. What are Kadaltilla Members' views on single level community buildings compared with multi-level community buildings and enabling community, including sport users to maintain or increase usage of the Park Lands?
 3. What are Kadaltilla Members' views on park edge treatments to facilitate safer access for people using community facilities in the Park Lands, day and night?
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Recommendation:

Kadaltilla recommends to Council that in respect of the Draft Park Lands Community Buildings (Sport and Recreation) Policy the following items are actioned to address the tensions borne out through the consultation:

1. That Council will only consider co-funding the replacement or renovation of existing Council-owned community buildings in the Park Lands.
 2. That community buildings in the Park Lands, as Council-owned assets, should be safe, well-maintained buildings that provide services in line with community expectations, the Adelaide Park Lands Management Strategy and relevant Community Land Management Plans.
 3. That Council prioritises the consolidation of existing Park Lands buildings and proposed building use with accessible, quality design buildings that minimise building footprint without jeopardising the capacity of buildings to achieve community and legislative standards.
 4. That Park Lands Community Buildings be designed and located to optimise accessibility, minimise impacts and retain the open character of the Park Lands.
 5. Notes that Council manages the use of community buildings and infrastructure through its Adelaide Park Lands Leasing and Licensing Policy (2016).
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Background for Workshop

In the recent Recommended Levels of Service for Buildings Asset Management Plan report to Council, the City Services team noted that:

Generally, as a portfolio, our Park Lands Community Buildings were not considered fit-for-purpose, based on feedback received directly from clubs. A number of assets will need to be upgraded to meet evolving community needs and ensure facilities appropriately cater for the emergence of new sports and increasing female and junior participation. It is anticipated that the development of a Community Buildings in the Park Lands Policy in conjunction with functionality being a key consideration through renewal planning (with provision of supporting upgrade funding) will incrementally bridge the gap between customer expectations and service provisions over time.

To date, Council has not budgeted for infrastructure renewal for these leased assets, and the responsibility of all maintenance and capital investment is placed on the lessee. In the absence of a clear replacement plan or process, addressing this deficit for community facilities in the Park Lands is a significant challenge.

The intention of the Draft Park Lands Community Buildings (Sport and Recreation) Policy (Draft Policy) is to guide the regeneration of community buildings and associated infrastructure in the Adelaide Park Lands by setting parameters around the appropriateness and scale of such developments and how they are funded.

The Draft Policy was developed as a result of workshops with the City Finance and Governance Committee, the City Community Services and Culture Committee and Kadaltilla / Adelaide Park Lands Authority (Kadaltilla) on the proposed upgrade of City of Adelaide-owned community sports buildings that are (or are proposed to be) leased to community organisations through the Adelaide Park Lands Lease and Licensing Policy.

Development of the Draft Policy included:

- On 2 May 2023, a workshop was held the City Community Services and Culture Committee. At that meeting, feedback was sought on a proposed co-investment strategy to improve the Park Lands sites containing community recreation and sport infrastructure. Seven key Park Lands projects were tabled, including two prioritised projects of Golden Wattle Park / Mirnu Wirra (Park 21W) and Mary Lee Park (Park 27B). Following Committee feedback at this workshop, these two projects were then considered through the 2023/2024 Business Plan and Budget process.
- On 27 June 2023, Council requested a report from Administration by September 2023, providing policy options for Park Lands buildings for the provision of fit-for-purpose facilities, including toilets, changerooms and storage.
- A workshop on draft policy principles was held with the City Finance and Governance Committee on 15 August 2023.
- A workshop on draft policy principles was held with Kadaltilla on 24 August 2023.

- On 19 September 2023 the Recommended Levels of Service for Buildings Asset Management Plan was presented to the Infrastructure and Public Works Committee and approved by Council on 26 September 2023.
- A report on the Draft Policy was presented to the City Community Services and Culture Committee on 3 October 2023.
- Council approved the Draft Policy for public consultation at its meeting on 10 October 2023.
- Public consultation on the Draft Policy occurred between 20 October and 27 November 2023.
- A report on the consultation findings was presented to Kadaltilla on 22 February 2024.
- A report on the consultation findings was presented to the City Community Services and Culture Committee on 5 March 2024.

A copy of the Draft Policy is provided [here](#).

Public consultation on the Draft Policy was undertaken for five weeks from 20 October to 27 November 2023. A summary of the community consultation findings is provided [here](#).

Analysis of the community consultation reveals that despite strong support to replace existing sport and recreation community buildings in the Park Lands with new and quality designed, shared facilities through a co-funding investment model, respondents noted conflicting City of Adelaide policy positions. This ambiguity is related to the delivery of community buildings that perform their purpose to contemporary standards and requirements while prioritising objectives such as no net loss of Park Lands and historical built-form footprint measures.