

Our Community

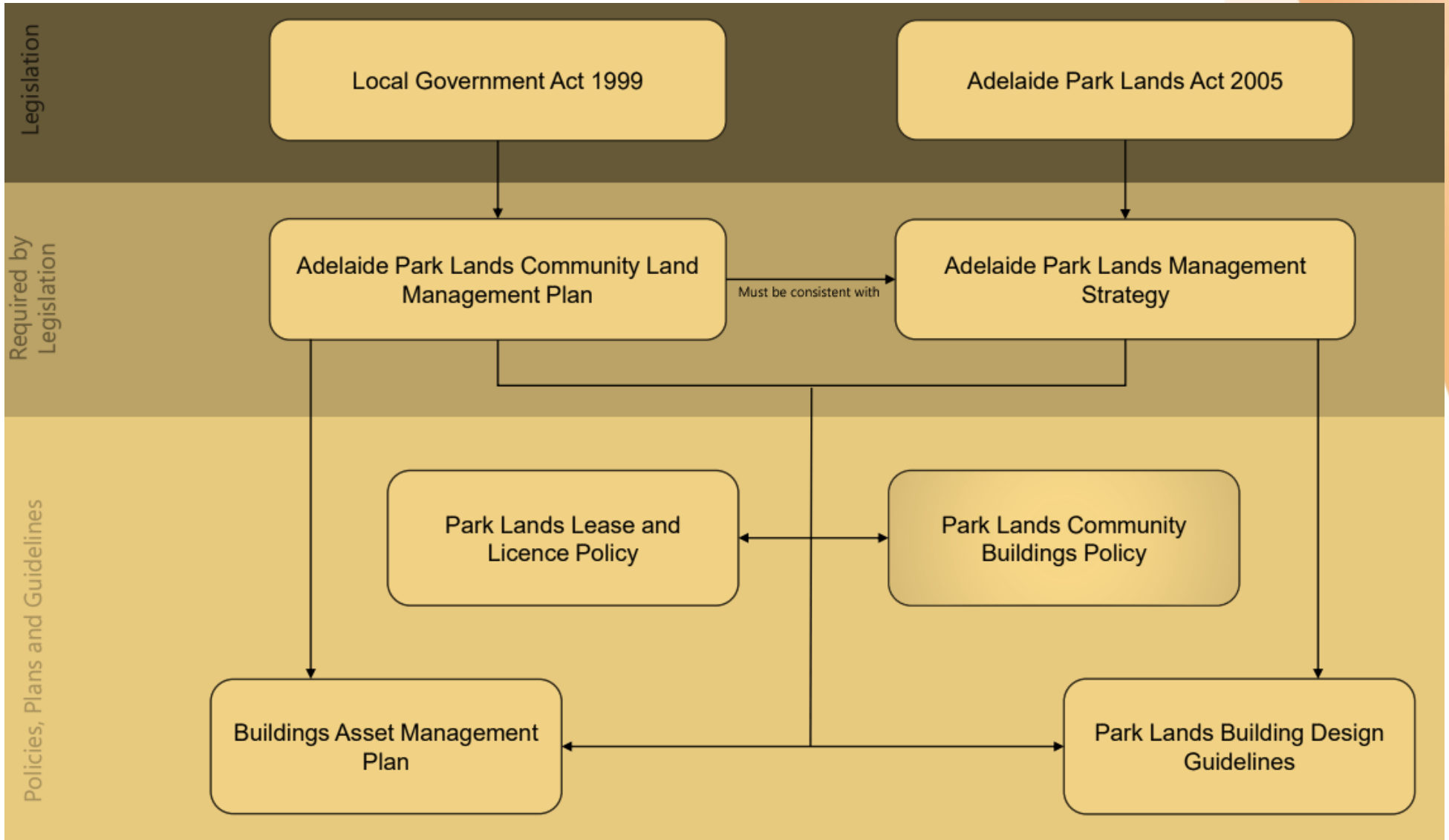
Park Lands Community Buildings

To workshop with Council Members the conflicting policy positions raised through community consultation on the Draft Park Lands Community Buildings (Sport and Recreation) Policy.

City Culture
Jennifer Kalionis



- The community places a high value on the Adelaide Park Lands and is concerned about the size and scale of any development in the Park Lands. Community sport facilities are seen as appropriate development, providing they are publicly accessible and integrated into the Park Lands landscape.
- To facilitate replacement of existing Park Lands sports buildings with contemporary fit-for-purpose community buildings, the extent of built form of existing buildings will need to increase to meet requirements and respond to contemporary design for access and disability and sporting code requirements, such as change room sizes.
- Single-level buildings in the Park Lands would be less visually obtrusive, more accessible, more affordable and have greater potential to contribute to community demand for public amenities. However, due to the need to comply to contemporary standards, they would also result in a greater increase in building footprint in some areas of the Park Lands.
- Car parking on the Park Lands is a divisive issue and the location of buildings and park edge treatments need to be considered to support safe day and night utilisation of community sports facilities.



Park Lands Purpose

- Adelaide Park Lands that provide for publicly accessible open space for the benefit of the people of South Australia and are generally available to them for their use and enjoyment.
- Adelaide Park Lands that support a diverse range of environmental, cultural, recreational and social values and activities.

Non Park Lands Purpose

- Adelaide Park Lands that restrict general public access and are not held for the primary purpose of providing accessible public open space.
- Adelaide Park Lands that do not align with the Statutory Principles outlined under section 4(1)(b) of the Adelaide Park Lands Act 2005

Facts

411 buildings in total Adelaide Park Lands – 4.2% of total Adelaide Park Lands is built form

118 buildings are under the care and control of CoA.

63 of these buildings relate to community sport

51 buildings are leased from CoA for community sport. 42 of these contain changeroom facilities

11.4% of total Adelaide Park Lands is hard surface (not including roads)

0.98% of total Adelaide Park Lands is permanent car parking

(Source: Draft Adelaide Park Lands Management Strategy)

Net loss – Publicly Accessible Adelaide Park Lands (Alienation)

- A net loss of publicly accessible Adelaide Park Lands can occur when a park or part of a park within the Adelaide Park Lands changes from having a ‘Park Lands Purpose’ to a ‘Non-Park Lands Purpose’ – resulting in restricted public access.

Permanent Net loss of Adelaide Park Lands

- The Adelaide Park Lands Plan is a registered plan through the General Registry Office (GRO). A ‘net loss’ of the Adelaide Park Lands would occur if the boundary of this plan is amended resulting in land currently being registered within the Plan being removed from the Plan.

Return to Publicly Accessible Adelaide Park Lands

- Land registered within the Adelaide Park Lands Plan that has previously been used for a ‘Non-Park Lands Purpose’ being permanently returned to the public for a ‘Park Land Purpose’.

Building Footprint

- The area of a building measured to the outside wall line, not including hardstand areas.

Hardstand

- Areas of impervious surfaces.

(Source: Draft Adelaide Park Lands Management Strategy)

The following slides are a high-level summary of community feedback in relation to buildings and community sport in the Park Lands collected between 2021 and 2023, which Administration has drawn from:

- Draft Park Lands Community Buildings Policy (2023)
- Kadaltilla Annual Community Forum (2023)
- Draft Adelaide Park Lands CLMP (2023)
- CoA Draft Strategic Plan 2024-2028 (2023)
- Adelaide Park Lands Management Strategy Review (2022)
- CoA Resident Survey (2021/22)

Draft Park Lands Community Buildings Policy – Community Consultation

Key Consultation Themes:

- Fit-for-Purpose Buildings
- Quality Design
- Shared Facilities
- Co-funding Essential
- Greater Flexibility (re no loss of trees, no car parking and no net loss of Park Lands)
- Competing Objectives (re fit-for-purpose shared facilities, no net loss of Park Lands and low scale single level buildings to optimise accessibility)

Resident respondents:

- wanted more lighting of pathways, shade/shelter, seating and exercise loops/trails in the Park Lands
- wanted a variety of sport and recreation facilities
- suggested developments should only preserve and improve the Park Lands
- sought better integration of developments into the natural environment

Community respondents advised:

- sporting areas/buildings are not inclusive and should share more with other user groups/the community
- large scale development in the Park Lands is not appropriate – the ratio of building to open space should stay the same
- should be an increase in amenities
- lighting is critical to feeling safe in the Park Lands
- car parking should be removed from the Park Lands

Kadaltilla Annual Community Forum (2023)

- 94% support sport in the Park Lands
- 86% want more parking options
- 75% support fencing
- 64% want more toilets
- 48% want more shade via trees
- 29% want more lighting
- 15% want more benches
- 8% want more BBQs

Draft Adelaide Park Lands CLMP (2023) – Community Consultation

- Strong desire for the Park Lands to be publicly accessible, with less built form and development and more open spaces focused on the natural environment and biodiversity
- Commercialisation, privatisation and major developments should be minimised or stopped altogether in the Park Lands

Verbatim comments:

- *“No further incursions into the parklands: possible exceptions, sporting facilities OPEN to the public, food outlets etc.”*
- *“...balance between more natural areas, areas used for sports and recreation, and landscaped areas and formal gardens, is maintained.”*
- *“NO NEW DEVELOPMENTS on the Park Lands. “No net loss” is misleading, there should be no loss, only gain through revegetation and strict preservation of what Park Lands we have left.”*
- *“No buildings on original colonel light vision of parklands.”*

Consultation Themes - Summary

Themes	Buildings Policy	Resident Survey	APLMS	Kadaltilla Forum	CLMP	CoA Strategic Plan
Sensitive / Appropriate Development		✓	✓		✓	✓
Support for Sports / Fit for Purpose Facilities	✓	✓		✓		✓
Increased Amenities		✓	✓	✓		✓
Shared / Accessible Facilities	✓		✓		✓	
Improved Lighting		✓	✓	✓		
Increased Car Parking	✓		✗	✓		
Diverse Landscapes / Facilities		✓				✓
Quality / Integrated Design	✓	✓				

What did Administration hear?

- The community places a high value on the Park Lands and any development should support, not hinder, utilisation of the Park Lands and be of minimal size and scale.
- Community sport and recreation facilities are seen as appropriate development, but need to be publicly accessible, shared and integrated with the Park Lands environment.
- Community sporting facilities are one part of a diverse Park Lands landscape.
- The community is seeking increased amenities in the Park Lands to support day and night use.
- Car parking on the Park Lands is a divisive issue, with some community members seeking increased parking and others seeking a reduction and/or removal of all parking.
- The issue of not exceeding existing built form footprints and needing to meet contemporary standards needs to be addressed.
- There are members of the community who have opposing views in relation to the concept of no net loss of Park Lands through built form and sensitive and appropriate development of built form assets that support the communities use of the Park Lands for a range of purposes.

Case Study: Park 21W (South-west Park Lands)



Case Study: Park 21W

Existing community sports building = 390sqm

Total area of park = 291,989sqm

Key Biodiversity Area



Case Study: Park 21W

CLMP - Purpose of Park 21W

- Providing for informal recreation, in the form of gardens and playspace
- Providing sporting fields and fit-for-purpose support facilities
- Protecting and enhancing Key Biodiversity Area
- Providing section of Park Lands Trail
- Providing public facilities

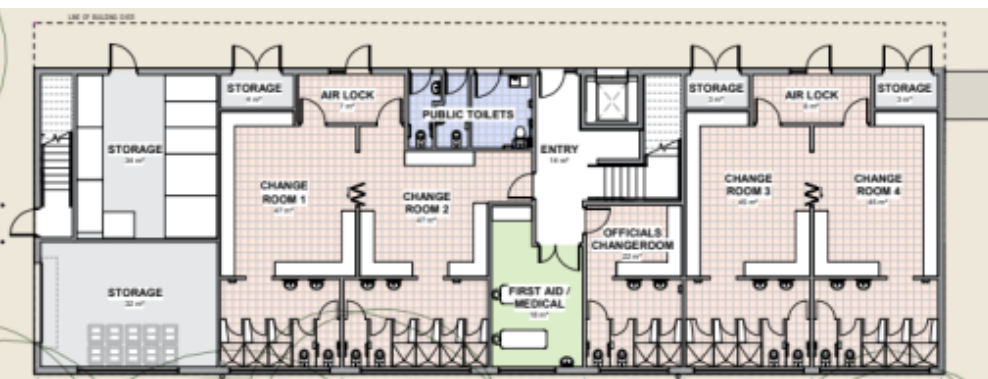
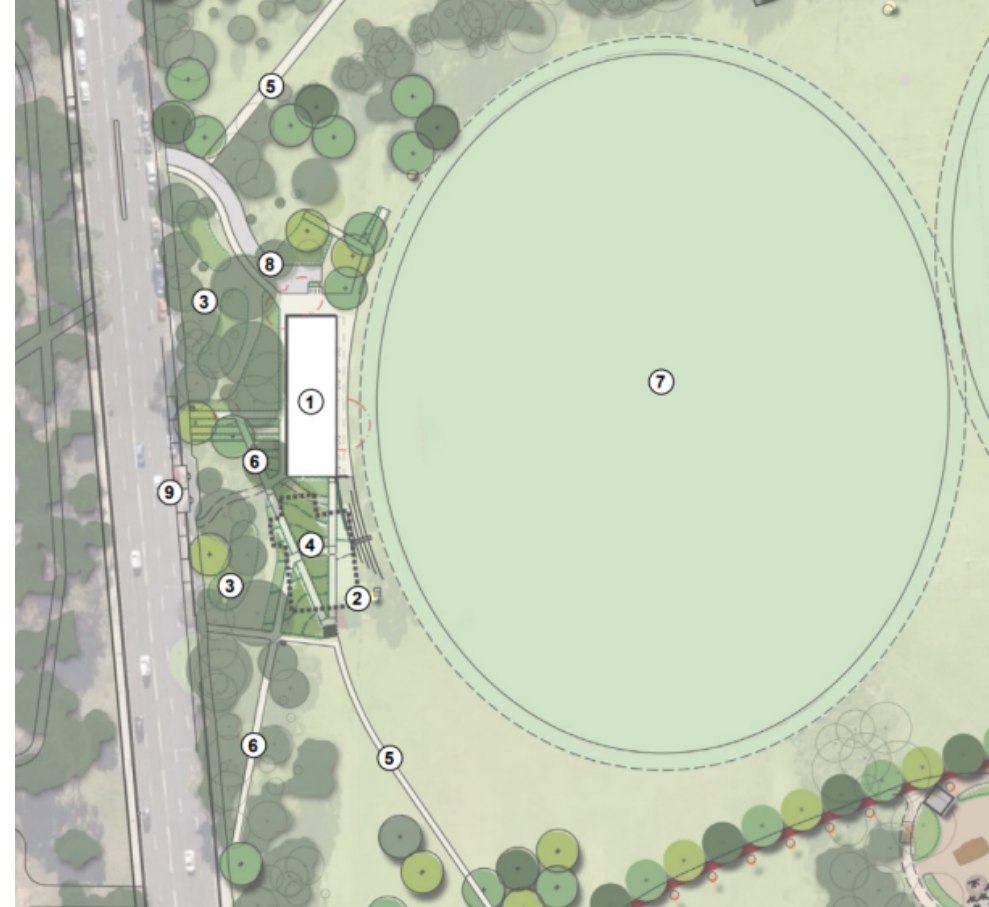
CLMP – Management Proposals

- Support proposals in endorsed Concept Plan

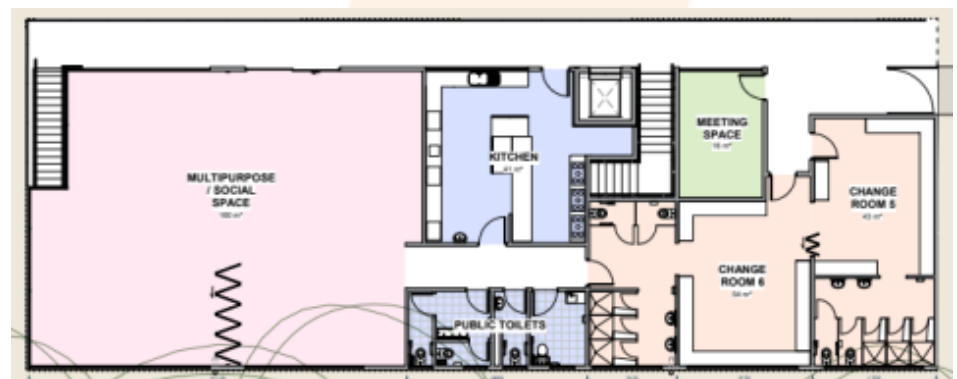


Case Study: Park 21W – Two Level Design

- Approximately 405sqm building footprint
- Total building floor area approximately 870sqm
- Upstairs kiosk and common area (160sqm)
- Mounding to facilitate universal access and outdoor seating
- Public amenities



Ground Level



Upper Level

ADELAIDE

Case Study: Park 21W – Two Level Design

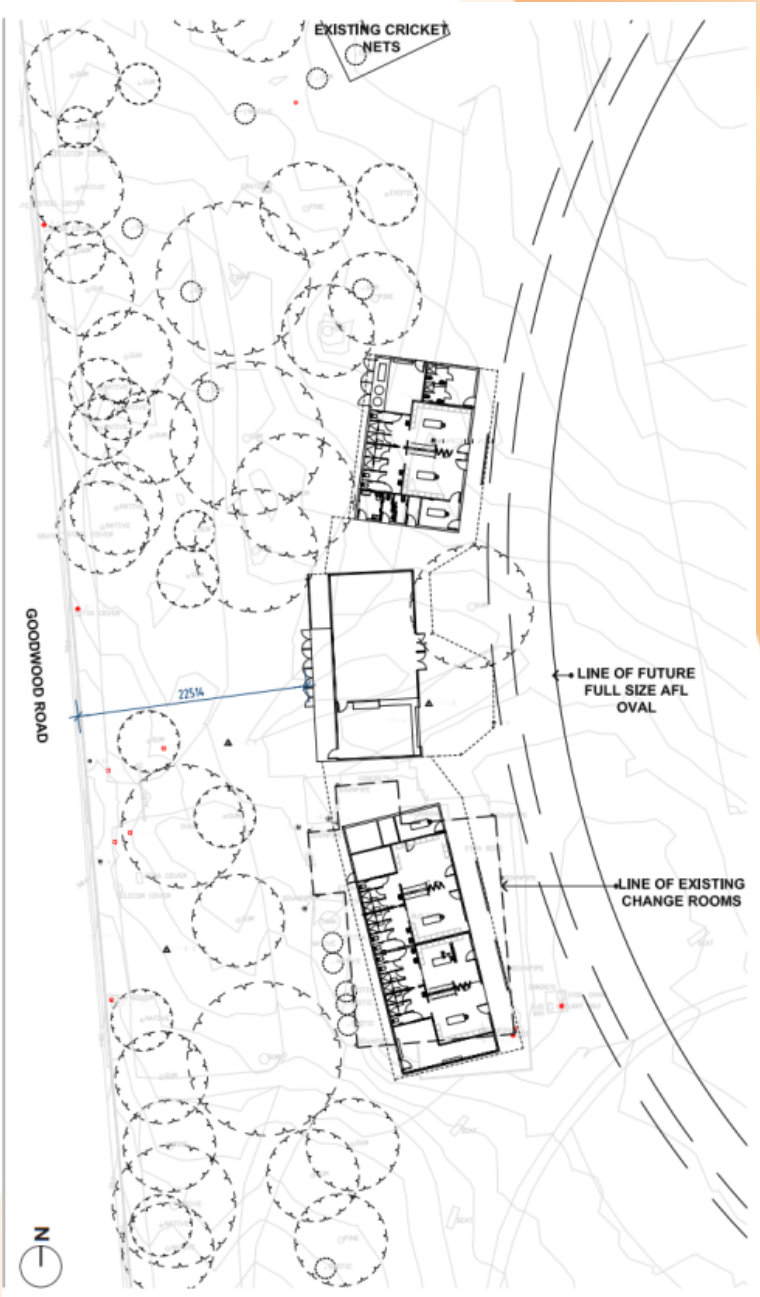
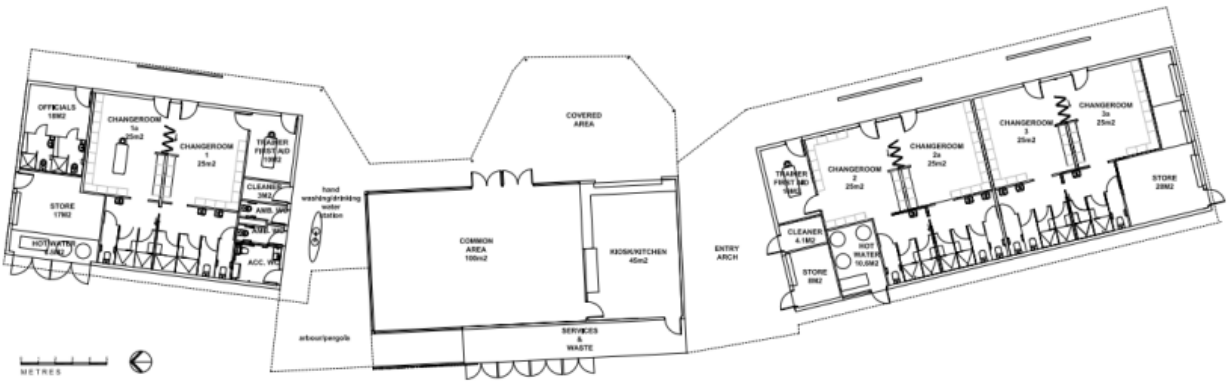


Case Study: Park 21W – Two Level Design



Case Study: Park 21W – Single Level Design

- Approximately 562sqm building footprint
- Accessible common area (100sqm) and kiosk
- Public amenities
- Outdoor (undercover) hand washing and drinking fountain
- Outdoor (undercover) seating



Case Study: Park 21W – Single Level Design



Case Study: Park 21W – Single Level Design



Case Study: Park 27B (North-west Park Lands)



Case Study: Park 27B (North-west Park Lands)



Existing community sports building = 236sqm

Total area of park = 70,434sqm



Case Study: Park 27B (North-west Park Lands)

CLMP - Purpose of Park 27b

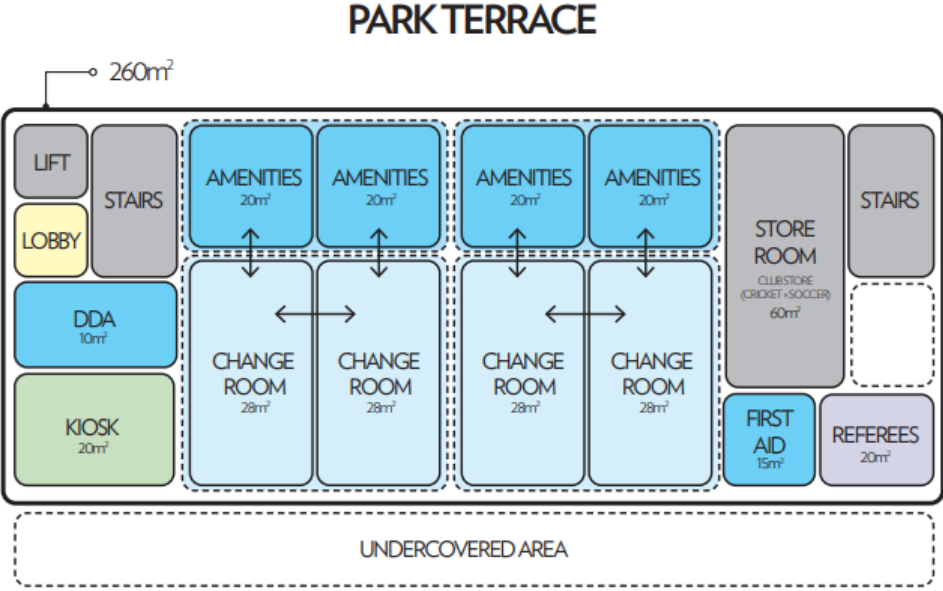
- Providing for informal recreation, including community courts, a skate park, a playspace and a community garden.
- Providing sporting fields.
- Providing a section of the Park Lands Trail.
- Providing public facilities, furniture and amenities to support the purpose for which the land is held

CLMP – Management Proposals

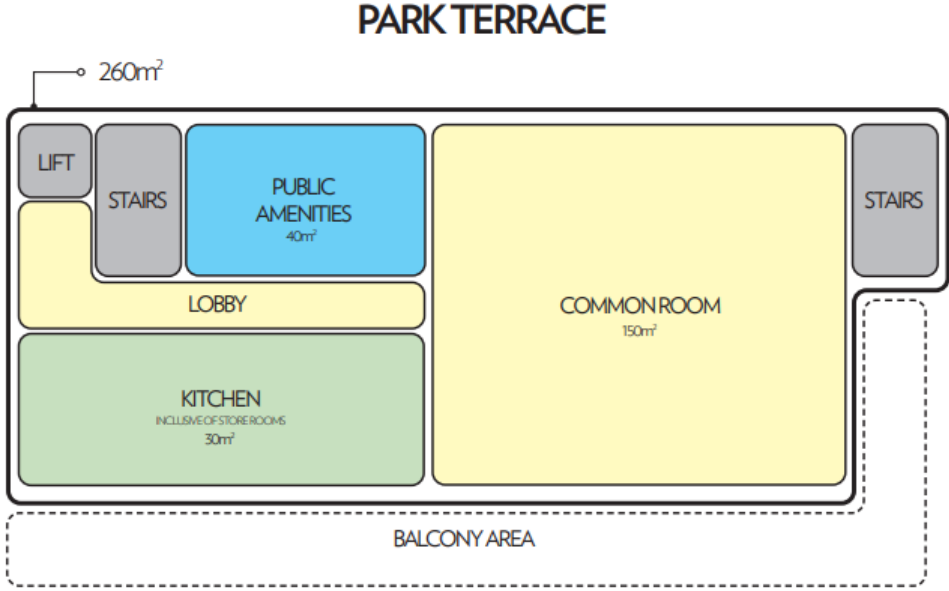
- Support the renewal of the existing clubrooms.

Case Study: Park 27B (North-west Park Lands)

- Approximately 260sqm building footprint
- Upstairs common area (150sqm) and public amenities



Ground Floor Plan



First Floor Plan

SPORT FIELDS

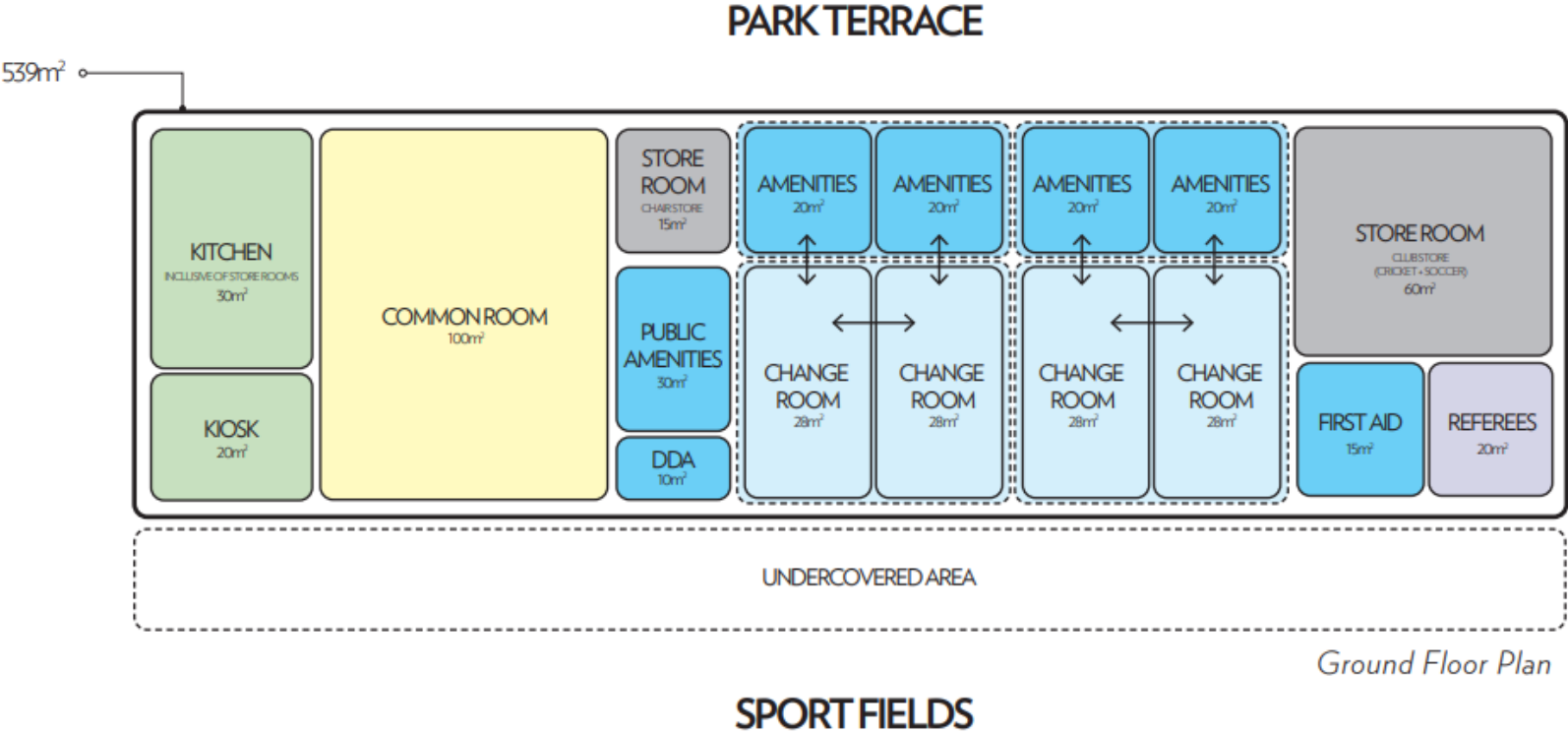
SPORT FIELDS

Case Study: Park 27B (North-west Park Lands)



Case Study: Park 27B (North-west Park Lands)

- Approximately 539sqm building footprint
- Accessible common area (100sqm) and kiosk
- Public amenities



Case Study: Park 27B (North-west Park Lands)



KEY QUESTION

What are Council 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?

KEY QUESTION

What are Council Members' views on single level community buildings compared to multi-level community buildings and enabling community, including sport users to maintain or increase use of the Park Lands?

KEY QUESTION

What are Council Members' views on park edge treatments to facilitate safer access for people using community facilities in the Park Lands, day and night?